

H/23/95824 – The Coach House, Salterns Lane, Bursledon, SO31 8DH.

Context.

This property is tucked away at the very end of Hungerford Bottom and a side lane of Salterns Lane adjacent to a footpath up to Kew Lane – not easy to establish even from the location plan without knowing what to look for and previous knowledge. It is located in Zone 8 of the Old Bursledon Conservation Area next to a building (Brownhill) noted as making a positive contribution to the conservation area. The nearest listed buildings are Walnut Tree Cottage and The Dolphin, both in the High Street just a paddock and garden away but not close enough for this development to adversely affect their setting.

This building has had a curious history so the application will need to be cognizant of the severe policy restrictions active in this Conservation and Special Policy Area regarding the amount of extension allowed which is carefully policed by the local community. Since the last application for this site a revised policy has been enshrined in the new Local Plan contained in **Policy BU7, Residential extensions and replacement dwellings, Old Bursledon Special Policy Area** which permits them provided they **a.** do not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%. Further extensions beyond this limit will not be permitted. A further five stipulations are not very relevant in this case.

The Proposal.

It could be that this proposal by virtue of percentage volume or partial enactment of the previous planning permission is within these limits which from a conservation perspective is not a problem. Apart from the continuity of building materials this building has no clear design philosophy and has rather grown like Topsy over the years but as it is tucked away from general view it has no real influence over the setting of any other building as none are not seen in the context of this one.

While ideally one would normally expect the new roofline to be subservient to the existing, this could compromise the first floor headroom and usefulness in this instance and the re-sited dormer on the west elevation both looks a trifle odd as a single pane and will present a greater challenge and hence cost for its installation. It is important that the rooflights are set as annotated with the glass level with the top of the roof tiles and would be more appropriate in conservation form.

Conclusion.

Apart from the glazing of the northern dormer on the west elevation which would be far better matched to the southern one and conservation Velux rooflights on the east elevation, No Objection.

01.10.2023.

Tim J S Dyer, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA.
Built Heritage Consultant.