

H/23/96402 – 246 Chestnut Avenue, Eastleigh, SO53 3HN.

Context.

This property lies adjacent to the western end of a terrace of five Grade II listed thatched cottages (No's 234 – 244 even), so any development here, most particularly on the eastern side does therefore affect the setting of these heritage assets.

Further down the road to the east are five more thatched dwellings listed Grade II – No. 227 The Old Forge, No's 208 and 210 together with No's 188 and 192, the last four being two semi-detached pairs.

As no 246 is the eastern half of a pair of semi-detached houses probably dating from the inter-war period in brick and plain tile and standing some two metres above the listed building next door, any change on its eastern side is going to be prominent and have a greater than normal effect on the neighbour.

The Proposal.

The scheme is to replace a flat roofed carport with a pitched roof lean-to structure providing a bike store to the front with the appearance of a garage and a utility room with w.c. behind, running the depth of the original house.

While the utility room and w.c. are obviously to be brick built, there is no detail of the bike store element at the front which appears to be lightweight on the edge of the boundary level change. This element is taken right to the front of the house but should be kept just behind the front elevation – at least half a brick if not a whole brick's length back and the roof-lights should have the glass level with the roof finish.

The proposed roof pitch is about 25 degrees which is far too shallow for plain tiles, so what is proposed?

Conclusion.

The drawing should accurately represent what is on site at present and we need detail of the garage cladding and roof material together with a revision to the front elevation position. Holding objection until these aspects are resolved.

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