

OBAG

Old Bursledon Action Group

Salterns, Salterns Lane, Old Bursledon, Southampton SO31 8DH

Telephone 023 8040 5166

E-Mail to Gary Osmond, EBC Planning Department.

December 16th 2023

CHERRY COURT, SALTERNS LANE, BURSLEDON, SOUTHAMPTON, SO31 8DH

Construction of five bedroom detached dwelling over three levels, together with topographical changes to the rear garden, following demolition of existing dwelling.

App. No. F/23/96152

Dear Mr Osmond,

I am writing as Chair of Old Bursledon Action Group and Co-Founder of Old Bursledon Conservation Society, representing residents that support the Conservation Plan. As you know, we have been consultants for EBC for many years.

There is much concern amongst residents that the proposed demolition and rebuilding of Cherry Court would create a dangerous precedent and seriously contravene many policies in the Eastleigh Borough Local Plan 2016-2036 - see excerpts below:

GARY - PLEASE KEEP IN MIND THAT E.B.C. PUT THESE POLICIES IN PLACE TO PROTECT OLD BURSLEDON FROM OVERDEVELOPMENT!

6.2.36 there are fears amongst the local community that these (planning policies) are insufficient, and that **further development will seriously erode the valued character of the area.**

6.2.36: There have been a number of instances in recent years where extensions and replacements have been built that increase the floor area of the original dwelling very substantially..... the Borough Council therefore proposes the introduction of a stricter policy to control the size of extensions.

6.2.38 The Old Bursledon Conservation Area lies in the countryside and **is particularly vulnerable to the visual impacts of large-scale extensions and replacement dwellings.** It is therefore subject to a special policy to manage these forms of development, supported by the Council's Supplementary Planning Document; 'Old Bursledon Conservation Area Appraisal'.

Old Bursledon Action Group

AIM: To ensure that the Planning Policies now in place to protect the rural character of Old Bursledon are upheld

Policy BU7. Residential extensions and replacement dwellings in the Old Bursledon Special Policy Area as defined on the policies map will be permitted 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 extension beyond this limit will not be permitted;
- b. have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the undeveloped landscape between buildings is conserved and enhanced;
- c. do not create a dwelling disproportionately larger than the one that is being extended or replaced;
- d. are subservient to and in proportion to the existing building in form, scale and design;
- e. do not contribute to the cumulative urbanisation of the area; and
- f. are not otherwise detrimental to the character of the area as viewed from the River Hamble.

OBAG maintains that the proposed building contravenes both the words and spirit of the Plan:

- It is not in proportion to the existing building in form, scale and design.
- It does contribute to the cumulative urbanisation of the area.
- It will quite clearly be detrimental - because of its proposed height - to the character of the area as viewed from the River Hamble.

VITALLY IMPORTANT: If this demolition of a perfectly habitable house is allowed it will immediately create a glaring precedent which would certainly be used by future developers to demolish more houses in Old Bursledon. (I hardly need to point out that the first would be from Bellevue House, which as you know has multiple applications refused or withdrawn.)

Please protect our Conservation Area for now and the future and refuse this application.

Yours sincerely,
Anna Poland.
(Chair of OBAG and OBCS)