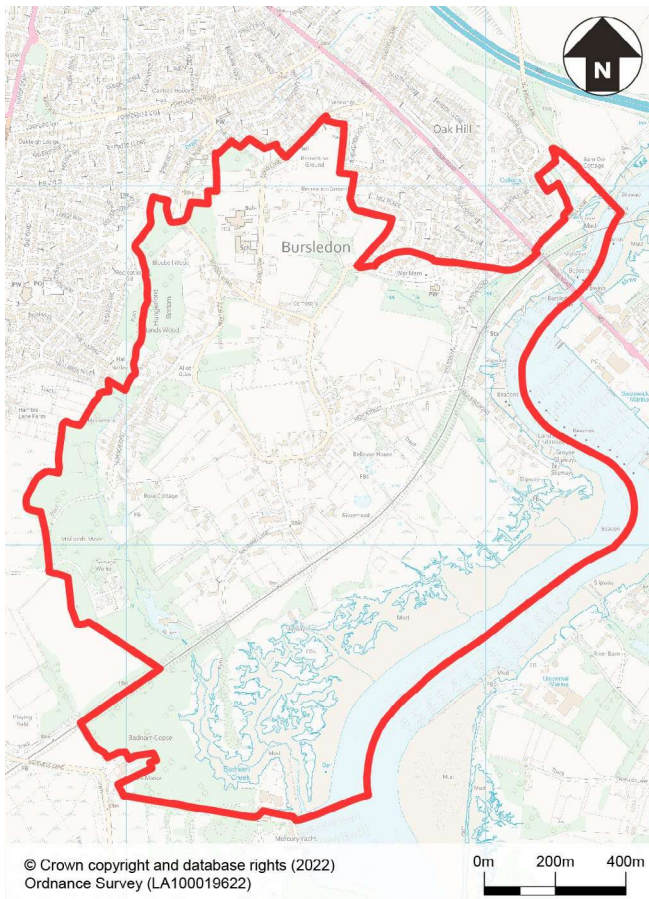


Heritage

Residential extensions and replacement buildings in the Old Bursledon Special Policy Area

Policy BU7, Residential extensions and replacement dwellings, Old Bursledon Special Policy Area

1. 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.



- 6.2.34 The Old Bursledon Conservation Area consists of low density housing, woodland, open fields and salt marshes adjacent to the River Hamble. There is a distinctive character to the area – scattered dwellings, some of historic interest and many of great charm and character, served by narrow country lanes with well-established hedgerows, banks, walls and trees.
- 6.2.35 The area is excluded from the urban area of Bursledon because of its semi-rural character, poor accessibility and concern that the construction of even a single new dwelling would be harmful to the character and appearance of the area. However, it is not possible to prevent all development and extensions to and replacements of existing buildings are permitted where these do not detract from the 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. While the normal policies controlling development in the countryside and in conservation areas would obviously be used to assess any such proposals, there are fears amongst the local community that these are insufficient, and that further development will seriously erode the valued character of the area. The Borough Council therefore proposes the introduction of a stricter policy to control the size of extensions.
- 6.2.37 The boundaries of the conservation area were reviewed through the preparation of the Old Bursledon Conservation Area Appraisal SPD. The conclusion of public consultation was that an area at Hungerford Bottom should be excluded from the conservation area, but that the policy controlling the size of extensions should continue to apply to it. The Council has therefore identified an Old Bursledon Special Policy Area that includes the whole of the conservation area and Hungerford Bottom.
- 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'. When assessing any proposal to extend a dwelling, account will be taken of any previous extensions and their cumulative effect on the size and character of the property and the appearance of the area.

Hamble-le-Rice parish

Context and key issues

- 6.2.39 The parish of Hamble-le-Rice is situated in the southern part of the Hamble Peninsula, fronting the estuary of the River Hamble and the coast of Southampton Water to the east and south. It adjoins Hound parish to the north and west. It is one of the older settlements in the Borough, and has grown considerably in recent decades. The population of the parish in 2011 was 4,695 and there were 2,207 dwellings (2011 Census). In 2015 the population was 4,722⁶².
- 6.2.40 The village had its origins in marine-related activities and its connections to the River Hamble remain very strong, with boat-building and repair and considerable sailing activity remaining major influences in the local economy and a valued part of local heritage. The attractive village centre lies on the shore of the Hamble estuary and is included in the Hamble Conservation Area. Other features of archaeological interest include iron-age remains on

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