

F/22/9/3962 – Larkby, Kew Lane, Bursledon, SO31 8DD.

Context.

This site is in a tongue of land on the western edge of the Old Bursledon Conservation Area that was specifically excluded from it due to the lack of architectural merit or age for inclusion, however it remains within the Old Bursledon Special Policy Area. The boundary of the OBCA follows the line of both the front and rear boundaries of this plot and the northern boundary of Wynne-Field, the house to the north of the site.

The only listed building within the vicinity is The Old Rectory, whose plot is adjacent to the northern boundary of Wynne-Field, which itself is considered to make a positive contribution to the area together with The Old School to the east-nor-east of it and the Fox and Hounds pub some six doors southward down the lane. The Old Rectory is set higher up the slope than Larkby and there are numerous trees between to foil any interruption of its setting.

The existing building is a small Colt timber bungalow from the 1950's with a single garage and a larger store that certainly look ready for replacement and has an appalling energy rating of 3. Of it's time in the post war austerity period, but in a generous half acre plot, it has failed to keep up.

The Proposal.

The scheme is for a low profile replacement dwelling of quality by a respected architectural practice, which would be a definite improvement of the site, a credit to the locality and in a highly sustainable format incorporating the latest technological advances in energy conservation.

The extensive use of timber relates well to the current structure of some 60 to 70 years and the well-wooded setting with a generally low profile, save for the mono-pitch roof to accommodate the integrated photovoltaic slates which look so much better and less intrusive than the more usual solar panels. This mono-pitch does however follow the lie of the land, so relates well.

Policy.

While not having done the computations, one gets the distinct impression that the new dwelling will be far in excess of 'the existing plus 25% volume' that is stipulated in **Policy BU7** of the current Local Plan, as the maximum increase allowed for any replacement dwelling in the OBSPA within which this plot is located.

Conclusion.

While I would have no problem with the proposal from either a conservation or architectural viewpoint, sadly it appears that the relevant adopted policy says otherwise, so it must be a holding objection.

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