

F/26/100881 – Land adjacent to Pear Tree PH, Winchester Road, Boorley Green, SO32 2DH.

Context.

Lying opposite the Maddoxford Lane junction with Winchester Road on the western side of the road just north of the Pear Tree Inn, this area of grass appears to be used as an adjunct to the pub's garden, which it is understood is under licence only. This building is locally listed and stands alone against the backdrop of Longlands Farm trees to the south.

There are no listed buildings close by, the nearest being the Toll House approximately half a kilometre south and the nearest conservation area is that of Botley approximately a mile to the south, so no settings are affected.

While the character of the western side of the Winchester Road behind the pub and the application site is currently rural, housing development is gradually spreading down from the north which will change the surrounding setting to urban rather than the current semi-rural.

The Proposal.

Three pairs of semi-detached dwellings are proposed facing the main road, set back behind a new fence, hedge trees and ecology area with a service road from a new access toward the northern end of the site and tandem parking at the side of the houses.

The buildings are of a simple basic form of fair-face brickwork and plain tiled roofs with bay windows to the principle front rooms on both floors clad in tile hanging at first floor level. The front doors are protected by a porch roof and given some separation from the neighbour by a stub wall projecting between the two. The porches and projecting gabled bays give interest and modelling to the frontages to lift the basic form.

The choice of form and materials is appropriate to the locality of mixed styles of building spanning many years and retains the gap of the pub car park between the new development and the existing building.

Conclusion.

From a built form perspective there is no problem and it makes good use of a space that has been under used for many years but with all the surrounding development closing in, it appears a logical solution as an infill site. From a building conservation viewpoint there is no objection, as it will not harm the setting of any designated heritage assets and leaves sufficient space to this undesignated asset, the locally listed Pear Tree Inn. No objection.

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