

**L/25/100661 & H/25/100617 – South House, School Lane,
Hamble-le-Rice, SO31 4JD.**

Comments following amended plans: These revisions are all fine and meet my reservations, so I now have no objection.
18.03.2026.

Comments following amended plans: From my point of view this reply answers all my questions bar one - the window in the new WC should remain the size it is, which has been ignored.

The parking issue is more in your remit but I could not resist raising it as parking is such a major problem on summer weekends when people come from all over to sail and there is not enough provision/costs too much in the village which the new owners may not be aware of yet.

The windows and steels could be conditioned, however it is best to get in early, which can in fact save them some time and work.

Apart from the window, no objection.
06.03.2026.

Context.

Standing on the south-west corner of the original core of the Hamble Conservation Area from 1969 adjacent to the entrance to the relatively modern River Green Estate dating probably from the 1960's, South House Grade II listed is in a prominent position acting as a stop end to the vista from nearly as far back as the Green Lane junction of School Lane.

The other nearest listed buildings are The Gun House at the top of School Lane on the west corner with the High Street and The Old White Harte public house next door with three houses on the north side of the High Street opposite the junction with School Lane.

The Proposal.

This scheme is to make some minor changes to the internal layout, various alterations to the fenestration and reduce the parking area. Some items are acceptable, some are not and some require amplification:-

Parking – While the proposed parking of 2no. 2.4m x 4.8m spaces side by side will just fit, this is very tight and contravenes the SPD for an additional 300mm width for each bay which will allow access to the back door and gate. Parking is at a premium in Hamble during the summer in particular, so the reduction below the 3 spaces required by the SPD will not be welcome.

Boundary Wall – This is not a problem but it goes tight to an existing tree and there is no detail of how the existing tree roots are to be accommodated or when it becomes mature.

Bay Window – When the orangery was added the two storey bay window on the south elevation was retained; there is no detail of how the first floor element is to be supported when the ground floor element is removed.

Replacement Windows – It is important that the replacement windows have cills that are the same depth as the existing, as there is a propensity to have thin, mean looking cills now, which are traditionally incorrect and is there to be a change from single to double glazing? Details required to avoid confusion.

New wc openings - The existing external doorway is to be blocked up and the window to be reduced in height with a new window. Both of these changes will obliterate some of the history of the house, so the window should remain at the same depth and the doorway recess still be readable with the infill say 25mm back from the general face of the wall.

EV charging point – The info on this item suggests the cable is contained within the box – is this in-fact the case as there are so many untidy cables hanging around with these installations, which in public view is not clever.

Conclusion.

The above items need either amplification or changing before acceptance. Holding objection.

25.01.2026.

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