

## **H/26/100931 – 10 Church Road, Bishopstoke, SO50 6BH.**

### **Context.**

This site lies on the western side of the eastern branch of the Bishopstoke Conservation Area toward the north of the area, and just north of The Old Rectory listed Grade II, and five doors down from the thatched cottages of 117 and 119 Spring Lane also Grade II and all listed in 1953 – one of the earliest tranches of listed buildings in the country.

The Old Rectory is only separated from the application site by the entrance to St Martins and Friarmayne, which is little more than a cars width wide. The outbuilding and garden wall on the south side of this which is in the north-west corner of The Old Rectory site are included in the listing, so the extra entrance approximately 3m north of it will affect it's setting.

### **The Proposal.**

This site already has a normal width drive by the north boundary past the front door to the house to serve the extensive garaging and hard paved area at the back of the site. This new entrance is indicated at 5m wide, which is wider than the requirement for an access road to 150 houses where cars can pass each other. The extent of this proposal will both form a large gap in the frontage, particularly as it is next to an existing drive and consume the majority of the existing soft amenity space outside the house.

While the dropping of the kerb in itself is no problem, the extra drive it is proposed to serve is. The excessive width in addition to the existing drive will give the impression of a commercial property amongst these dwellings, cause harm to the setting of the listed building and divest the house of the main soft amenity space.

### **Conclusion.**

This proposal is unduly excessive, particularly in a conservation area and virtually next to a heritage asset whose setting will be devalued by what amounts to a new road being constructed up the higher slope, again increasing the impact of its presence as this house is on significantly higher ground than The Old Rectory. Holding objection.

07.05.2026.

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