

H/26/101253 – 9 Alexandra Way, Botley, SO30 2ED.

Context.

The rear of this property overlooks the north-west boundary of zone 4 of the Botley Conservation Area. This part of the conservation area is actually the rear gardens of the houses on the western side of Winchester Street at the northern most tip of the area.

The nearest listed buildings are some 125m away on either side of Winchester Road, these being Hope House on the east side and Bay Tree Cottage, No.19 on the west side, both separated from the application site by various mature trees and the Twin Oaks development, so no clear sight line between these heritage assets and the application site.

The Proposal.

No 9 is the middle one of seven similar chalet bungalows on this side of the road facing north-west with the backs of most of them overlooking the rear garden of the Hollybank Rest Home which is the last property in this part of the conservation area.

In common with most of the others in the row No.9 has a conservatory on the rear elevation, which it is proposed to replace with a slightly larger flat roofed extension. The roof level will be slightly higher than the existing but very similar to that of the existing front addition, so no great change in volume or apparent presence to cast shadows, be overbearing or affect the setting of either the neighbours, the conservation area or even the heritage assets.

Conclusion.

This change of structure on the rear of this property will have a minimal impact on its surroundings and certainly not affect the setting of the listed buildings and barely notice to that of the conservation area. No objection.

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