

H/26/101181 – Cherry Court, Salterns Lane, Bursledon, SO31 8DH.

Context.

Situated a little below the centre of the Old Bursledon Conservation Area to the east of zone 8 on its lower edge, this property dates from the late 1960's or early 1970's, at the time a modern design that appears to have been extended at various times since. The entrance is off the wider part of Salterns Lane before it turns westward into the narrowest part of the lane.

The closest listed buildings are the two houses at the top of Salterns Lane, some 200m to the north, Dolphin House on the east side and Walnut Tree Cottage on the west side. Neither of these or their settings will be affected by this development; there are however two unlisted buildings that are considered to make a positive contribution to the conservation area close to, that could be affected.

The two buildings are the one that dominated the lane for many years, the main house now split into three, known as Salterns Lodge, Hamble Lodge and Bursledon Lodge – a quite expansive Edwardian building overlooking the river and the more humble Lynch Grove, a pair of workers cottages the other side of the public footpath and lane leading down to the Salterns Boatyard to the west of the site.

The Proposal.

Having withdrawn a proposal for a replacement dwelling here at the beginning of the year before last, there is now a second scheme to alter the existing building by means of changes to the internal layout and a couple of extensions with a pitched roof over the garage, this time to include another bedroom.

The proposed first floor extension at the front over the garage looks forced, to be under the volume extension restriction resulting in what looks like a reduced height room, given the garage is some 900mm above the general ground floor level; the window meeting the barge boards gives an unnecessarily cramped appearance resulting in a poor elevation out of keeping with this part of the conservation area.

The rear elevation already has a full-length eave and the flat roofed ground floor extension will hardly notice while being in style with the existing building and in the same finish.

Context.

This application is a poor attempt to force an extra bedroom onto the most prominent part of the front of the house which I suspect will result in a sub-standard space that cannot be measured as there is no bar scale on the submitted drawings. Objection, as not achieving the required design standard for this area.

24.05.2026.

Tim J S Dyer, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA. [Built Heritage Consultant.](#)