

H/26/101295 – Wayside, Kew Lane, Bursledon, SO31 8DG.

Context.

Sited at the southern end of Kew Lane, this substantial and prominent house is on the eastern side of zone 8 of the Old Bursledon Conservation Area, just north of the Thatched Cottage, noted as making a positive contribution to the area, which itself is next to the listed building Walnut Tree Cottage, Grade II.

The large plot sizes and generous space around the buildings here, combined with the undeveloped land outside the plots make a significantly positive contribution to the primarily rural character of this part of the conservation area with Kew Lane an historic sunken lane.

The Proposal.

Set on sloping ground from the north corner to the south, this two storey white rendered building with expressed brick quoins on the corners, sits on a fair face brick plinth which becomes a full storey at the southern corner, extending out to square-off the plan, providing a balcony at the 'piano nobile' level. Outside the garden face there is a patio of similar depth to the balcony.

The plan is to extend this plinth with balcony to the extent of the existing patio inserting a matching window in the existing façade wall and incorporating another in the extended length. The south-west wall will consist of a six-leaf bi-fold glazed door and the balcony will be surrounded by a glass balustrade in lieu of the existing wrought iron one.

Conclusion.

This proposal is in keeping with the existing building in architectural terms and being below the ground floor of the building and behind the high hedge and bank of Kew Lane will hardly notice. It is sufficiently separated from the nearest heritage asset to not affect its setting, so no objection.

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