

H/26/100964 & L/26/101017 – Dodwell Cottage, Dodwell Lane, Bursledon, SO31 1AD.

Context.

Dodwell Cottage, listed Grade II, lies someway north of the Old Bursledon Conservation Area, indeed it is separated from it by the M27 motorway which by the time it is level with the site is on an embankment down to the south-west of the site.

The cottage itself is situated just to the south-west of Dodwell Farm, the farmhouse of which faces north-west overlooking the pond before the upper part of Dodwell Lane leading up to Hedge End, which appears to be run as an equestrian centre with paddocks to the south-east of Dodwell Cottage. The only other building close by is a house Foxfields just across the lane opposite the application position.

The Proposal.

In the far southern corner of the site are some insignificant wooden structures, more akin to a field shelter than garage, and stores shielded from the road by a substantial mature indigenous hedge and from the house by some conifers. The proposal is to replace these structures with a substantial oak framed four bay garage with usable space in the roof lit by three dormer windows on the north, house-facing elevation and remove the incompatible conifers.

With the roof finished in clay tiles, and the roof space accessed by an external staircase on the eastern end away from the road and the conifers removed, the structure will resemble a traditional cart shed. As the position of this building is some 20m from the house itself and shielded from the road, the setting of the heritage asset will not be materially affected and in any event has a traditional appearance in keeping with the main house.

Conclusion.

While the proposed replacement has a higher profile than the existing motley collection of sheds in the far corner of the site, the proposed replacement will be of far higher quality and with the right colour clay roof tiles will quickly settle into the surrounding countryside. If the weatherboarding is oak or sweet chestnut it will gradually turn a silver colour; the materials should be conditioned, No objection.

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