

L/26/102099 & H/26/101909 – South House, School Lane, Hamble-le-Rice, SO31 4JD.

Context.

Standing on the south-west corner of the original core of the Hamble Conservation Area from 1969, adjacent to the entrance to the relatively modern River Green Estate dating probably from the 1960's, which is not in the conservation area, South House Grade II listed is in a prominent position acting as a stop end to the vista from nearly as far back as the Green Lane junction of School Lane.

The other nearest listed buildings are The Gun House at the top of School Lane on the west corner with the High Street and The Old White Harte public house next door with three houses on the north side of the High Street opposite the junction with School Lane.

The Proposal.

This scheme is to make some minor changes to the previously approved scheme from last year which involved internal layout changes, various alterations to the fenestration and a reduction to the parking area. This application also involves the replacement of two roof-lights with dormer windows on the south elevation previously approved in 2016.

Boundary Wall – Built of brick in a traditional Sussex Bond or Flemish Garden-wall Bond with a blue header every third stretcher and half-round coping bricks, this wall will be a quality asset to the area in place of the existing close-boarded fence which allows one to see the top of a garden room over it, and provides more parking.

Raised Parapet – The parapet around the southern flat roof extension is to be raised by two brick courses capped with reconstituted stone copings to enable enhanced roof construction.

New Dormers – two new roof-lights were added to the south face of the west roof some years ago are to be replaced with two dormer windows to match that of the southern hip, which were granted permission in 2016 but to be at a wider spacing.

Replacement Windows – It is important that the replacement windows have cills that are the same depth as the existing, as thin, mean looking cills are incorrect. While windows **W.08** and **W.09** may have a Regency flavour, their proportions are completely alien to the remainder of the fenestration in the house and consequently look out of place. One can understand the thinking behind them i.e. to spread more daylight internally, but other techniques will need to be employed, such as splayed reveals or obscured glass to scatter the light as those proposed produce a quite uncomfortable elevation, out of character with the rest of the house.

Internal Alterations – various ones including bringing the boiler downstairs to a logical position near the new back door which are no problem.

EV charging point – This will have the cable contained within the box which is a great improvement on the usual where there are untidy cables hanging around ,

Conclusion.

The majority of these revisions are no problem and the new garden wall will be a definite enhancement, however the proposed new windows **W.08 & W.09** are at odds with the rest of the house originally dating from 1750 and produce a quite unsettling elevation to the major public view of the house. Holding objection.

22.09.2026.

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