

H/26/101750 & L/26/102097 – The Cottage, School Lane, Hamble-le-Rice, SO31 4JD.

Context.

The Cottage lies at the north end of School Lane, in zone 1 of the Hamble-le-Rice conservation area, on the eastern side in a terrace formation to both South House on its southern side and Corner House on its northern side; only South House and The Cottage are listed Grade II with Corner House remaining unlisted.

This part of the conservation area was originally designated in 1969 and contains numerous listed buildings including the Gun House on the corner of School Lane and the High Street with its rear garden contained by a boundary wall under hedging opposite The Cottage. Three houses opposite the top of Church Lane in the High Street are also listed – all Grade II.

This property and the Corner House have small front gardens approximately 4m deep to the front wall of the houses, reduced in this case by a projecting porch and bay window; South House is built right up to the road edge. Of the three, The Cottage is the only property with a hedge on the front boundary, returned on its north boundary to the front wall; there is no other softening feature on this side of the road.

The Proposal.

In view of the difficulty parking in the village and the need for an economical charging facility, the proposal is to convert the front garden into a parking space with a charger fixed to the front wall of the house. The front garden space is already surfaced with Cotswold Chippings but there is no indication of any hedging whatsoever being retained which will be a significant loss to the setting of this cottage and the street scene.

Fixing the charging box to the front wall is not a problem, as it is easily removable but the one used should be of the recoil type similar to that specified for South House which will preclude the front being cluttered with a loose cable.

Conclusion.

The existing front boundary hedge is the only soft landscaping on the east side of the road between the High Street and South House, some 50m, and as such is a significant feature. At approximately 5m length the parking space is slightly shorter than the standard, so will only be suitable for a shorter car and the chippings are shown abutting the highway with no migration margin to separate the two. At the very least the side boundary hedge should be kept to retain some softness on this side of the road.

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