

H/23/96405 – 27 Pern Drive, Botley, SO30 2GW.

Context.

This property backs onto the western boundary of the Winchester Street zone of the Botley Conservation Area, specifically the rear of the Twin Oaks development carried out some six years ago. The nearest listed buildings are Hope House directly opposite Twin Oaks and Bay Tree Cottage immediately to the south of that site.

While this development will not affect the settings of the two listed buildings it will affect the setting of the conservation area but less so than the application given permission in February last year in that all of this is on the side away from the conservation area and not raising the roof.

No 27 is the southernmost unit in a row of four identical bungalows, all with very low pitched roofs. The property to its right is a more traditional bungalow structure with a steeper hipped, pitched roof containing dormer windows and set further back on the plot. On the other side of the road are more chalet bungalows, some with front gables looking more like a house.

The Proposal.

All four of these properties have the garage in front of the bungalows in the form of a flat-topped box with four long, almost slit windows to the front elevation to provide interest – an unusual solution. This proposal is to replace the garage with an extension to the house but coming forward a further two and a half metres in front of the existing garage, all with a pitched roof terminating in a half hip at the front.

The roof form will relate to its neighbour to the south but does result in a large expanse of brickwork to the north side which will only be relieved by the boundary fence, as the existing softening bush will be lost by the extension forward and there is no room for hedge beside it.

The proposed new roof to this extension will not exceed the height of the existing but projecting so far forward will have a far more prominent presence in the street scene but still an estimated 7.5 metres back from the front boundary. The pitched roof will give a softer feel than the existing flat, helping to mitigate it's presence.

Conclusion.

The one and a half storey nature of this proposal is quite a lump on the front of this bungalow in spite of the falling ground level, which will be an intrusion on the area. Less height would help and more interest in the large area of blank wall too. On balance a holding objection.

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