

Gullsway, Salterns Lane, Old Bursledon, SO31 8DH

Planning application for wooden garden studio to replace wooden shed

Introduction

Gullsway is a two storey detached residential property in the Bursledon are of Eastleigh borough. The site is bordered by gardens of neighbouring properties to the north, east and west. The site is bordered by a private road to the south.

Background

Gullsway sits within a plot of just over an acre has several existing outbuildings including a detached double garage and an existing wooden shed measuring 7m x 4m. This application looks to replace the existing wooden shed with a new wooden garden studio. This will be constructed of wood and EPDM rubber roof which will be painted in a matt sage colour to blend into its surrounding areas. The site of the building will be at least 2m from all existing trees and will not be directly under the canopy of any of these. The new outbuilding will therefore have no impact on the existing trees on the site.

Scale and height of the Proposed Studio

The new outbuilding will be 7.4m x 4m and under 2.5m high. This proposed single storey height is lower than the existing shed and considerably lower than the double garage with room above. The studio would be screened from our private road by the existing trees and recently planted hedge row along the edge of the plot. The proposed development will not be visible from a public highway and once the hedge rows have developed should not be visible from surrounding properties either. The buildings windows will face towards the main house further ensuring no disturbance to other properties along the private road. The outbuilding will not be visible from any other properties in the surrounding area.

Conclusion

This report highlights the considerations that have been made to ensure that the proposed development will be in keeping with the surrounding plots, colour scheme and scale of the existing outbuildings on these plots. The outbuilding will replace another and therefore not be additive in terms of construction. This will all ensure we continue to protect the identity of the Old Bursledon Conservation Area by being screened from public highways. The structure will blend into the surrounding environment, being made of natural materials and will have no impact on the protected trees.

07 January 2024.