

H/24/96948 – Gulls Way, Salterns Lane, Bursledon, SO31 8DH.

Context.

Gulls Way is within zone 8 of the Old Bursledon Conservation Area originally designated in December 1982 and last revised in February 2012. This is one of the newer buildings in Salterns Lane replacing a smaller dwelling within the last 15 years.

The nearest listed buildings are Walnut Tree Cottage and Dolphin House at the entrance to Salterns Lane with some of the other houses in the lane noted as being unlisted but making a positive contribution to the area. These are Salterns, Hamble and Bursledon Lodges (the former large house now divided), 1 & 2 Lynch Grove (cottages at the entrance to the boatyard), Salterns by the entrance to this branch of the lane, which is the oldest house here, Brownhill just to the west of the application site and Brookwood at the end of Hungerford Bottom.

The Proposal.

This application is to replace an existing garden shed with a studio that appears to be a log cabin with all openings facing the house. No evidence of the existing structure is given, which would have been helpful. It will not affect the setting of any listed buildings.

The new structure is to be sited toward the western corner of the site, some 15m from the south-western boundary and some 3m from the north-western boundary, where this branch of Salterns lane changes to the driveway into Brownhill which is a substantial Victorian looking house now divided into two.

At about 2.44m height on the house side sloping down to 2.22m and 15m from the lane boundary with the timber treated in a matt sage green, this structure should blend reasonably well into its surroundings, provided it is set down at the lowest level available.

Conclusion.

This studio is apparently replacing an existing structure of a similar size and being in muted tones (any rainwater goods should be in black) should recede into the background and not be an imposition to the conservation area.

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