

OBAG

Old Bursledon Action Group

Salterns, Salterns Lane, Old Bursledon, Southampton SO31 8DH

Telepho 

E-Mail to Rachael Morris, EBC Planning. Application Number: F/24/97033.

April 15th 2024

BADNAM COTTAGE, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ

Proposal: Demolition of existing dwelling and replacement with 4-bedroom dwelling.

Dear Ms Morris,

I am writing as Chair of OBAG and Co-Founder of Old Bursledon Conservation Society, representing residents that support the Conservation Plan.

As the Planning Department is well aware, Old Bursledon Conservation Area and Special Policy Area have always been at risk from overdevelopment. Even the establishment of the Conservation Plan in 1980 did not prevent many applicants from trying to circumvent the policies. Instead of buying a house that is the right size, many buyers often buy something small and then expect to obtain permission for over-large extensions and/or demolitions.

The plan to demolish Badnam Cottage is yet another attempt to overcome the crucial restrictions on overdevelopment. Basically the plan is to turn a cottage into a house.

Policy BU7 (Eastleigh Local Plan 2016 to 2036) makes it very clear that residential extensions and replacement dwellings in Old Bursledon Special Policy Area:

a. do not increase the volume of the original dwelling (as existing when the Conservation Area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted;

c. do not create a dwelling disproportionately larger than the one that is being extended or replaced;

d. are subservient to and in proportion to the existing building in form, scale and design;

e. do not contribute to the cumulative urbanisation of the area;

f. are not otherwise detrimental to the character of the area as viewed from the River Hamble.

The proposed dwelling is larger than the existing building. It is not subservient in scale, and will add to the cumulative urbanisation of the area. In its position on one of the highest spots in the village, the higher roof-line would be visible from the river and eastern shore of the River Hamble.

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AIM: To ensure that the Planning Policies now in place to
protect the rural character of Old Bursledon are upheld

In addition, 6.2.36 and 6.2.38 accentuate the importance of the Conservation Policies (plus ‘*the introduction of a stricter policy*’ - see below) to control over-development and prevent erosion of the ‘*valued character of the area*’.

6.2.36 *There have been a number of instances in recent years where extensions and replacements have been built that increase the floor area of the original dwelling very substantially. While the normal policies controlling development in the countryside and in conservation areas would obviously be used to assess any such proposals, there are fears amongst the local community that these are insufficient, and that further development will seriously erode the **valued character of the area**. The Borough Council therefore proposes the introduction of **a stricter policy** to control the size of extensions.*

6.2.38 *The Old Bursledon Conservation Area lies in the countryside and is particularly vulnerable to the visual impacts of large-scale extensions and replacement dwellings. It is therefore subject to a special policy to manage these forms of development, supported by the Council’s Supplementary Planning Document; ‘Old Bursledon Conservation Area Appraisal’. When assessing any proposal to extend a dwelling, account will be taken of any previous extensions and their cumulative effect on the size and character of the property and the appearance of the area.*

N.B. There is very strong Government advice that demolitions should only be allowed where absolutely necessary.

Please support the Conservation Policies in Old Bursledon and refuse this application.

Yours sincerely, Anna Poland.

(Chair of OBAG and OBCS.)

P.S. This is the second application for demolition in Old Bursledon in a few months. The last, at Cherry Court, was withdrawn in November 2023 after multiple well-based objections.

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