

HERITAGE STATEMENT

SKYLARK, SALTERNS LANE, BURSLEDON SO31 8DH

Garden Room and Store



INTRODUCTION

This planning statement supports a planning application and drawings (15:1998:9A) for a new garden room and store at Skylark, Salterns Lane, Bursledon.

The existing small shed lies in the northern corner of the garden overlooking the patio area.

The house is not listed or identified as a building of local importance.

APPLICATION SITE AND IT'S SURROUNDINGS

Application Site and Existing Dwelling

The application site is located in the village of Old Bursledon to the east of Southampton and within Zone 8 (Salterns Lane, Kew Lane and Mallards Moor) of the Conservation Area.

The house underwent a major renovation in 2016 (planning reference C/15/77588) to include alterations to the house and the provision of a new carport close to the front entrance of the dwelling.



Skylark outlined in red

The Surroundings

Salterns Lane is an historic sunken lane with the properties set back from the lane behind densely treed boundaries.

The surrounding area is a mix of low density housing within large established gardens with fields and parkland close to the River Hamble.

Conservation Area - Zone 8

4.155 This area is mainly residential with houses set in large gardens with some views to be had between houses from Kew Lane towards Mallards Moor. The historic character of this zone is more difficult as it has been undermined by some unsympathetic modern development, particularly in Salterns Lane. Due in part to the large size of plots, there have been a number of large extensions, a series of smaller extensions to individual properties or replacement buildings have created large, visually intrusive properties that can have a negative urbanising affect. The urbanising effect has also been influenced by some front boundary treatments and lack of suitable landscaping.

4.156 The large plot size and generous space around buildings combines with the undeveloped land outside plots to make a significantly positive contribution to the primarily rural character of the conservation area. The visual prominence of some recent development undermines this contribution.

4.157 Kew Lane and Salterns Lane are both historic sunken lanes, with densely treed boundaries.

Extensions to buildings

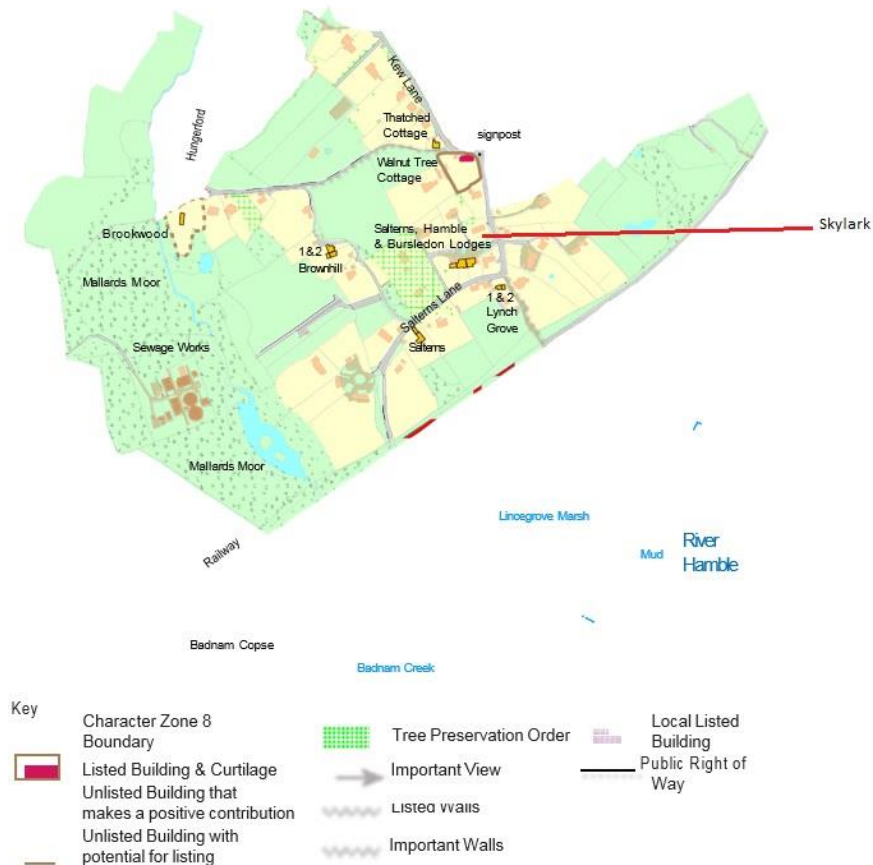
4.162 This zone contains a range of difference sized buildings, although, although generally they are on the larger side, in a mix of styles. Extensions to properties need to be sympathetic to the style of the dwelling and enhancing its contribution ot the character of the conservation area. Extensions need to be in proportion with the existing building, subservient to the orginal structure and not result in a dwelling that is disproportionately larger than the existing building.

4.163 Proposal – in implementing policies, the LPA will not permit development tht would create a dwelling disproportionally larger than the one that is being extended or replaced. This will include cumulative impact of sucessive extensions on the character and appearance of the original dwelling.

Extract from the Old Bursledon Conservation Area Appraisal and Management Proposals

(extract from Old Bursledon Conservation Area and Management Appraisal)

Bursledon



Old Bursledon Conservation Area - Character Zone 8

PROPOSED SCHEME

Currently, there is a small garden shed overlooking the patio area. This proposal includes the removal of the shed and the construction of a replacement garden room with a store to the rear.

DESIGN APPEARANCE AND MATERIALS

The garden room will be finished with horizontal cladding and a flat roof with a grey single-ply roofing membrane. There will be a composite deck to three sides.

RELEVANT PLANNING POLICIES

The current Old Bursledon conservation Area and Management Appraisals document (2012) the following policies from the Eastleigh Borough Local Plan Review (2001-2011) are relevant:

Policy BU7, Residential extensions and replacement dwellings, Old Bursledon Special Policy Area
Residential extensions and replacement dwellings in the Old Bursledon Special Policy Area as defined on the policies map will be permitted provided they:

- i. 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;

- ii. have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the undeveloped landscape between buildings is conserved and enhanced;
- iii. do not create a dwelling disproportionately larger than the one that is being extended or replaced;
- iv. are subservient to and in proportion to the existing building in form, scale and design;
- v. do not contribute to the cumulative urbanisation of the area; and vi. are not otherwise detrimental to the character of the area as viewed from the River Hamble

CONCLUSION

The proposals for a garden room and store will have no impact on the Salterns Lane street scene and it's design will be sympathetic to its setting within the curtilage of Skylark.