

H/24/97104 – Skylark, Salterns Lane, Bursledon, SO31 8DH.

Context.

Situated in zone 8 of the Old Bursledon Conservation Area, this property is quite near the top of Salterns Lane, just two away from the Grade II listed Walnut Tree Cottage and Dolphin House on the opposite side of the road.

Just to the south is the large Edwardian house now split into three, known as Saltern, Hamble and Bursledon Lodges and down on the sharp corner of the lane are 1 & 2 Lynch Grove, all of which are considered to make a positive contribution to the conservation area.

The whole area is well treed with groups having T.P.O.'s including a small group in the north-west corner of this plot. Some years ago there was a scheme to dig out this garage and have the parking and garage up at the house level which would have been a significant intrusion.

The Proposal.

This proposal is for the replacement of a tired looking garden shed with an elegant garden room including a garden store tucked away on the rear of this new structure. While the shed was placed at an odd angle to both the house and patio, the new structure is parallel to the patio and virtually to the house so sits more comfortably.

The satellite view of the property shows a substantial tree covering the proposed siting of this new structure, which is not evident from the photo of the existing shed, however oak trunks are indicated on the drawing but no spread of the canopy above. Although timber and therefore relatively light weight, no indication is included as to the form of foundation which could affect the health of the trees and being oak in a conservation area is significant.

The flat roof and generous overhang of about 1 metre will cast a deep shadow over the enclosed structure beneath helping to reduce the impact of its presence.

Conclusion.

This is an elegant solution which from a building conservation viewpoint is no problem, particularly as it is unlikely to be seen by anyone apart from the residents of Skylark, due to hedges, fences and bushes but the tree issue evidently needs further investigation. No objection.

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