

No.1 Goslings Turning, Bursledon, SO31 8LP.

Context.

This site is just outside the Bursledon Windmill Conservation Area containing the nearest listed building and is actually the approach to it from the A27 – the usual and only approach by vehicle. It currently has an open feel with good spacing between No.1 and the next buildings but is marred by the grey annex structure to the north-west of it, between the house and Windmill Lane right adjacent to it.

There is a good backdrop of trees behind No.1 overhanging the Lane and a copse opposite before the row of colour-washed semi-detached cottages along the west side of Windmill Lane.

The Proposal.

The proposed cottage is just 4.5m from the existing house and so tight on the prescribed site to prevent access to the rear garden with no access through the house either, thereby rendering the rear garden useless. While the design of the cottage is of a suitably rural nature with interest on all public aspects, it results in a cramped look against the host building which it would have been useful to see on a street scene elevation.

The plan has some particularly generous spaces on the east side, which could be quite easily reduced in width to give both a greater gap to No.1 and allow access to the rear garden. Almost a metre could be taken out of the width, which would increase the separation to nearly 5.5m, which might be acceptable but one would need to see a street scene elevation.

Conclusion.

The character of the proposed building is suitable for this location but the existing No.1 is a stand alone building with a long view past it to its east and a treed backdrop to its west, only marred by the annexe. The proposal is set quite well back which helps and a greater gap between the buildings might make it acceptable but one would need to see a street scene elevation to confirm. Holding objection.

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