

H/24/97562 – Lyncies, Salterns lane, Bursledon, SO31 8DH.

Context.

The site is located toward the southern end of the Old Bursledon Conservation Area within The Special Policy Area. It is the penultimate property on the river side of the lane with a public footpath passing down the western boundary to Lincegrove Marsh and Badnam Creek behind.

The Proposal.

This application is to extend both the existing garage block to the south-west of the house and the summer house to the east of the house. The garage block of three spaces has a couple of lean-to additions to the rear which are to be replaced with slightly larger space right across the building but with an integral roof of a pair of hipped ridges either side of a valley.

The finished result is of a single straightforward structure with a square plan form and single double door to the front in place of the current two singles, to provide the required accommodation in a cohesive design rather than the ad hoc extensions currently in place.

The summer house is a simple rectangular structure with a pitched roof facing the hydro pool almost south-west which is to have the roof extended either end to house a small changing room on the west end and a covered storage area to the east. A flat roofed store is also to be added to the rear at the eastern end. This solution is not quite as successful as the garage makeover, but lower key and small in volume.

Conclusion.

The revised garage block is a significant improvement on the existing but the summerhouse not quite so. Had it been a listed building one would have looked for further improvement here to match the success of the garage but it is not, so acceptable in the circumstances. No objection.

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Tim J S Dyer, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA.

Built Heritage Consultant.