



Agenda Item 11.

Planning Application – F/24/97376 Cherry Court, Salterns Lane, Bursledon

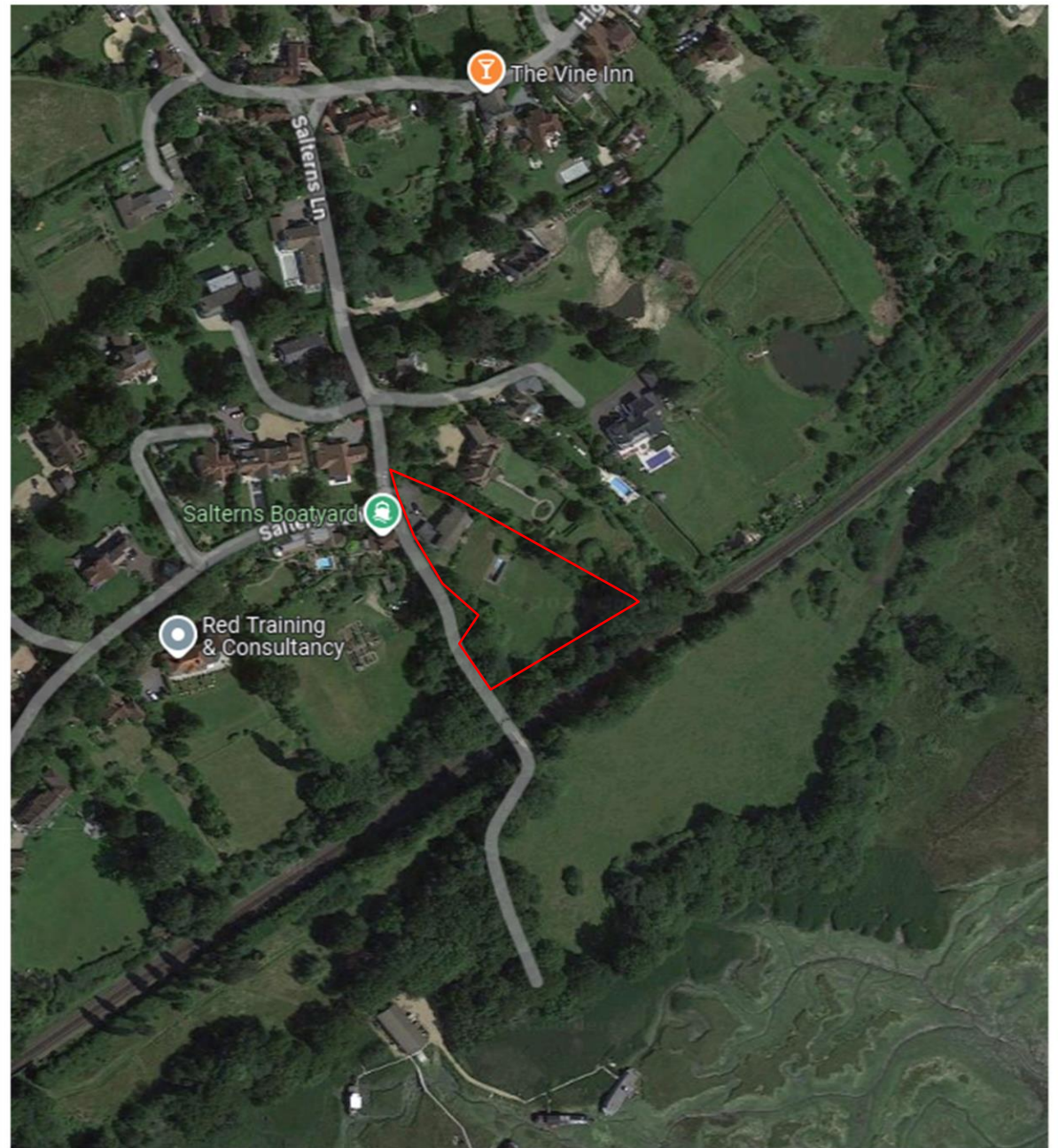
Construction of 7 bedroom detached dwelling over three levels and associated landscaping following demolition of existing dwelling



Location Plan



Existing Site



Existing Site (front)



Front elevation



Salterns Lane entrance



View from sunken lane



Looking east along Salterns Lane



Existing Site (rear)



Rear elevation



Looking NW from below
pool



Looking south from house



Looking south from pool

Existing Site (neighbours)



Towards 'Orchard Hill' from front



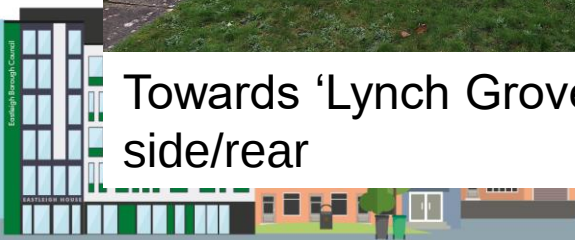
Towards 'Orchard Hill' from rear



Towards 'Lynch Grove' from side/rear



Side of 'Lynch Grove'



Existing Site (railway bridge)

Cherry Court



Existing Site (river views)

No zoom



Zoom



Cherry Court site



EASTLEIGH
BOROUGH COUNCIL

Existing Site (river views)

No zoom

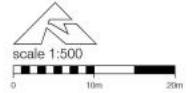
Zoom

Cherry Court site



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Proposed Site Layout



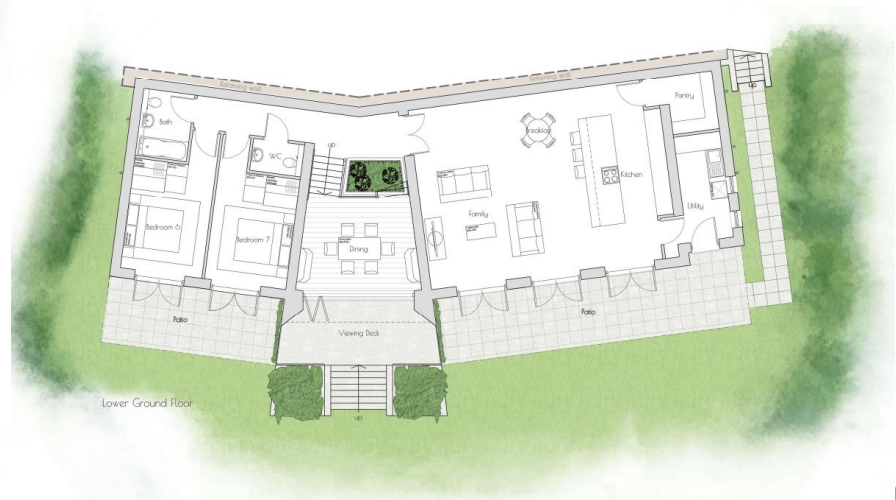
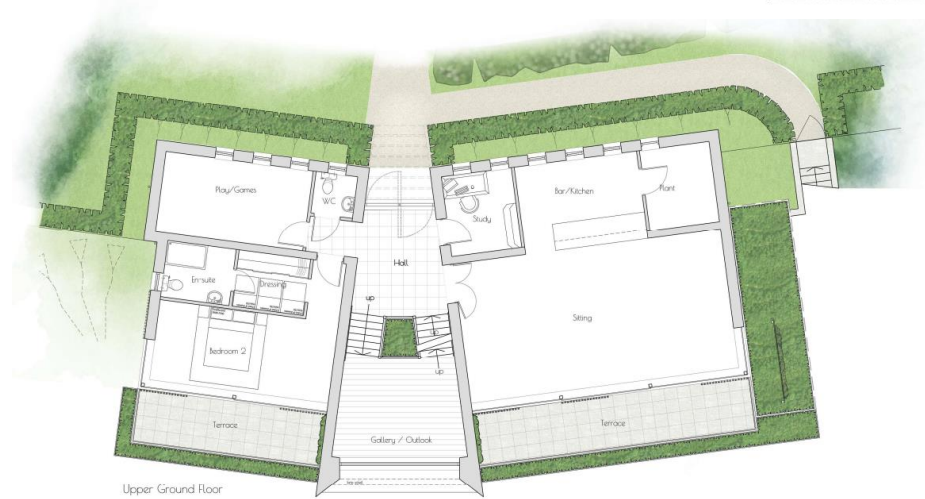
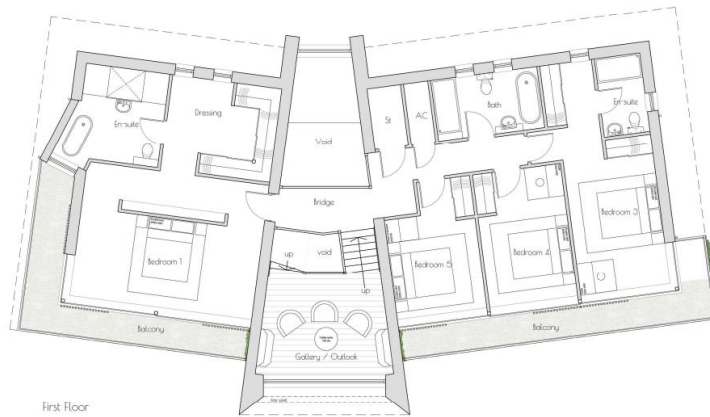
C Planting added to back
B Scheme replanned
A Retaining wall and rear access path added

JON DALE ARCHITECT LTD.

Apr '24
Mar '24
Nov '23



Proposed Floor Plans



Proposed Elevations



NORTH ELEVATION



WEST ELEVATION



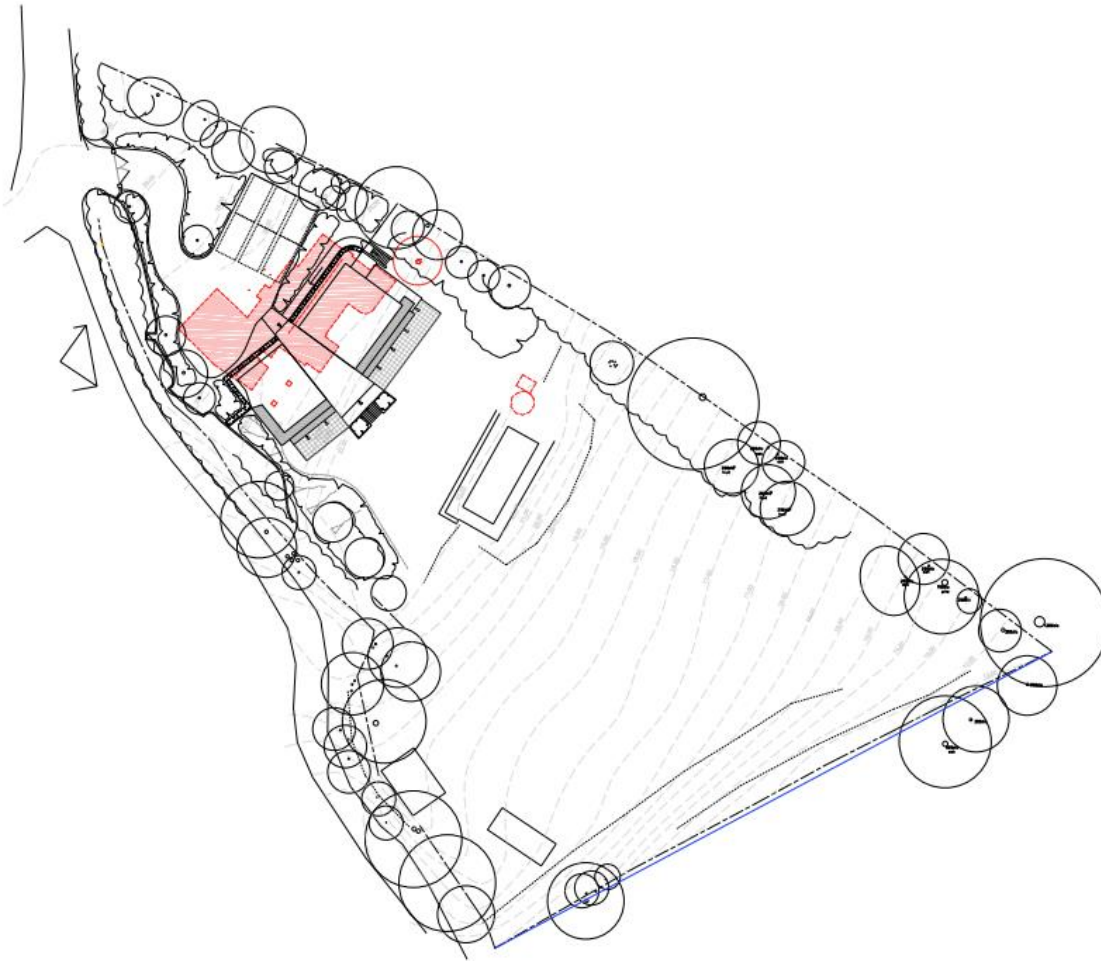
EAST ELEVATION



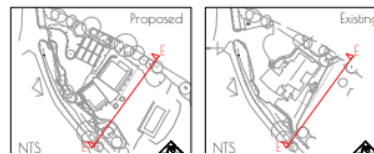
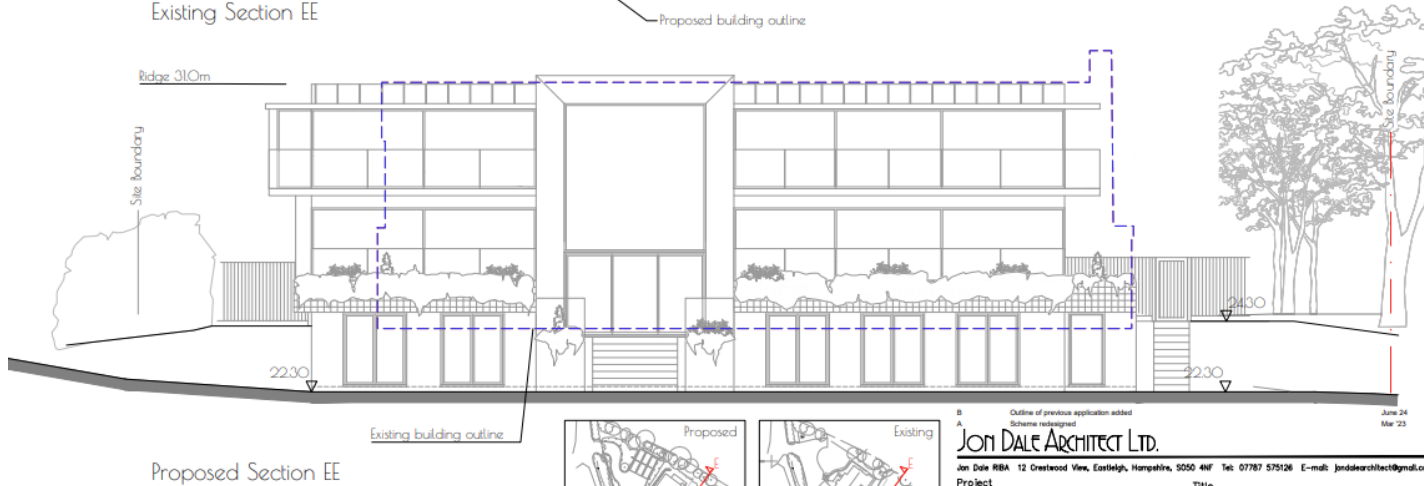
SOUTH ELEVATION



Comparison Drawings



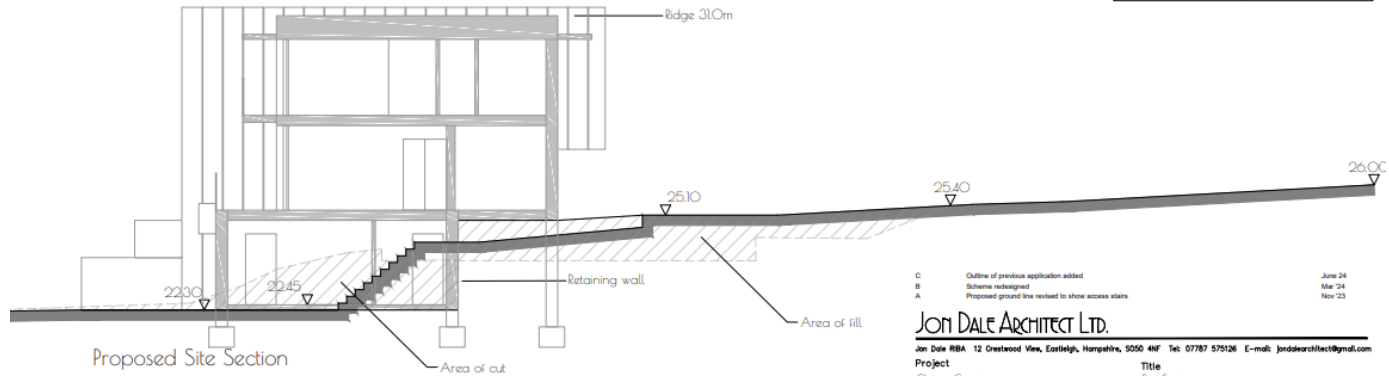
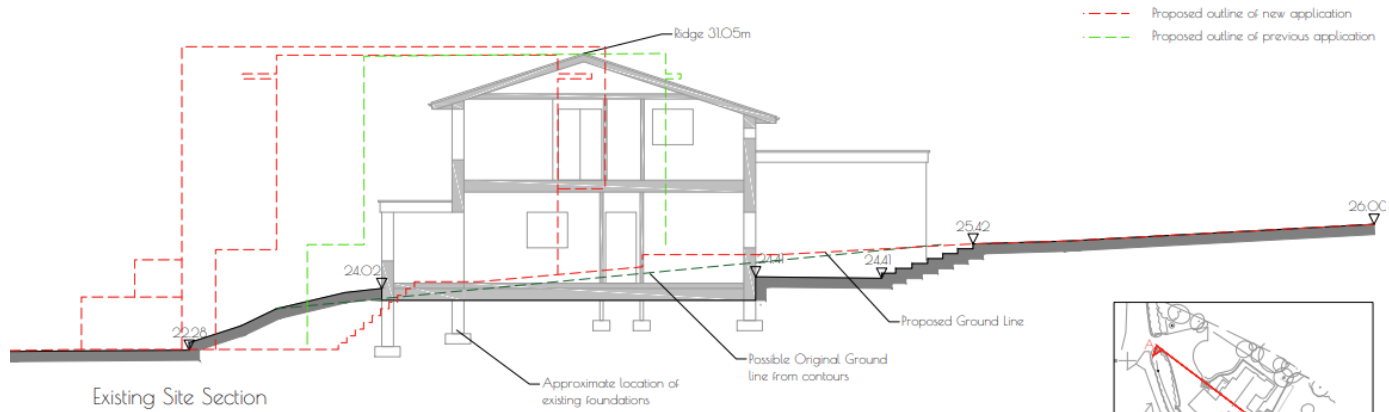
Comparison Drawings



B Outline of previous application added
 A Scheme redesigned
JON DALE ARCHITECT LTD.
 Jon Dale RIBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com
 Project Cherry Court
 Salford Lane
 Bursledon
 Title Site Section
 1-4
 Scale 1:100 Date Mar 23 Drawn SP Checked JJ Job No. 126 Drawing No. Sect.05 Revision B



Comparison Drawings



scale 1:100

C Outline of previous application added
B Scheme redesign
A Proposed ground line revised to show access stairs

June 24
Mar '24
Nov '23

Jon Dale Architect Ltd.

Jon Dale RIBA 12 Crestwood View, Eastleigh, Hampshire, SO50 4NF Tel: 07787 575126 E-mail: jondalearchitect@gmail.com

Project

Cherry Court
Salerno Lane
Bursledon

Title

Site Section
A-A
-

Scale

1:100 B&D

Date

Nov 23

Drawn

JP

Checked

JP

Job No.

126

Drawing No.

Section

Revision

C



EASTLEIGH
BOROUGH COUNCIL

Photomontage



Photomontage



Photomontage

EXISTING



PROPOSED ARTIST IMPRESSION



Updates:

- 2 further representations received, 1 from a previous commenter, and 1 new. No new issues were raised.
- No comments provided by Landscape team.
- Bursledon Parish unable to provide comments.



Summary:

- Site is outside the Urban Edge, but replacement dwellings are acceptable in principle (DM26).
- Within Old Bursledon Conservation & Special Policy Areas (DM12 & BU7).
- Existing dwelling of little architectural merit and provides little to existing character of the Conservation Area.
- Proposed scheme supported by Heritage Consultant & DRP.
- No adverse impact upon amenity of neighbours (DM1).
- Visual & physical impact broadly similar to existing.
- Meets requirements of BU7 – volume (under 25%); spacing; scale; river views.
- Considered to be an enhancement over the existing development.

