

H/24/97488 – 34 Bishopstoke Road, Bishopstoke, SO50 6LB.

Context.

Situated on the southern edge of the conservation area, one of a lonely pair of Victorian semi-detached cottages on the south side of the main road, with an extensive garden stretching east to the branch of the river Itchen that avoided the mill, which is hidden by a mature hedge along the road frontage.

The nearest listed building is that of Bishopstoke Manor north-west of the property some 160m away and over behind the row of properties on the north side of Bishopstoke Road which is far enough away for its setting not to be affected by this proposal. Just across the road to the north-west again is a building that the conservation area appraisal considers makes a positive contribution to the area, the former Prince of Wales at Bishopstoke pub, now a Tesco Express.

The Proposal.

The existing building is of modest proportions with a short outshoot to the rear with a modern flat roofed ground floor extension to both dwellings beyond that. The outshoot and extension of both properties is narrower than the main body of the houses.

This current proposal is to increase the width of the ground floor extension to the full width of the main body of the house, also coming forward to the rear of the main part. The east elevation will be all glass, returning by half a panel on the rear to give a lightweight corner to the structure. The rather incongruous window of the existing rear extension remains sadly and the rear first floor window is converted to full length with Juliette balcony.

Conclusion.

This extension is a logical one squaring off the floor plan, which will not have any effect on the heritage assets in the vicinity and in fact will be hardly noticeable from the main road. It will give a more cohesive side elevation to the building and indeed, to a lesser extent the rear. No objection.

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