

OBAG

Old Bursledon Action Group

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Telephone 023 8040 5166

E-Mail to Gary Osmond, EBC Planning Department.

July 7th 2024

HACKETTS, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DL
Second-floor extension and new roof, with external alterations
Please see attached map of Hackett's surrounded by historic and Grade Two Listed Buildings.

Dear Mr Osmond,

I am writing as Chair of OBAG and Co-Founder of Old Bursledon Conservation Society, representing residents that support the Conservation Plan. We have been Consultees for Eastleigh Borough Council for many years.

Thank you for your letter requesting our comments.

We continue to object to any enlargement of Hacketts because the application seriously contravenes the following very important Policy:

POLICY OPTION BU4A

In the case of residential extensions and replacement dwellings in the Old Bursledon Conservation Area, the extension/replacement dwelling must not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%.

Further extensions beyond this limit will not be permitted.

Hacketts has already received permission for the following (see full details overleaf):

Single storey & two storey front extensions.

Single storey & two storey side extensions.

Single storey rear extension.

Rear balcony.

New front porch.

Detached garage.

Conversion of existing garage to provide additional accommodation.

This means that the 25% limit was reached long ago and no more extensions or enlargements of any kind should be permitted.

Please see the next two pages plus the attached map showing Hacketts surrounded by Historic and Grade Two Listed Buildings.

Please support our Conservation Plan and refuse this application.

Yours sincerely,

Anna Poland. (Chair of OBAG and Co-Founder of Old Bursledon Conservation Society.)

Old Bursledon Action Group

AIM: To ensure that the Planning Policies now in place to protect the rural character of Old Bursledon are upheld

HACKETTS' EXTENSIONS AND ADDITIONS PERMITTED BETWEEN 1996 AND 2010.

C/10/67115 - Hacketts, High Street, Bursledon, Southampton SO31 8DL.

Single storey & 2 storey front & side extensions, single storey rear extension, with 1no. Rear balcony & new roof to existing front extension, following demolition of existing porch, conservatory & pergola. Decision: Permit. Decision Date: 16/07/2010

C/06/57051 - Hacketts, High Street, Bursledon, Southampton SO31 8DL.

Erection of detached garage & conversion of existing garage to provide additional accommodation. Decision: Permit. Decision Date: 07/08/2006

C/14824/002/00 - Hacketts, High Street Bursledon Southampton.

External cladding in brick work and tile hanging, new front porch, pitched roof over utility room and front oriel window. Decision: Permit. Decision Date: 11/09/1996

Some of the Historic and Grade Two Listed Buildings bordering Hacketts:

Greywell

Yew Tree Cottage

Rosewood

Woodbine Cottage

Dale Cottage

Lattice Cottage

Barn Court



IMPORTANT DETAILS OF POLICY BU7.

1. Residential extensions and replacement dwellings in the Old Bursledon Special Policy Area as defined on the policies map will be permitted provided they:

a. do not increase the volume of the original dwelling (as existing when the conservation area was first designated in 1982) by more than 25%. Further extension beyond this limit will not be permitted.

b. have regard to the impact of the development on the space between buildings and the openness of the area, ensuring that the character of the undeveloped landscape between buildings is conserved and enhanced;

c. do not create a dwelling disproportionately larger than the one that is being extended or replaced;

d. are subservient to and in proportion to the existing building in form, scale and design;

e. do not contribute to the cumulative urbanisation of the area; and

f. are not otherwise detrimental to the character of the area as viewed from the River Hamble.

6.2.36

*There have been a number of instances in recent years where extensions and replacements have been built that increase the floor area of the original dwelling very substantially. While the normal policies controlling development in the countryside and in conservation areas would obviously be used to assess any such proposals, there are fears amongst the local community that these are insufficient, and that further development will seriously erode the valued character of the area. **The Borough Council therefore proposes the introduction of a stricter policy to control the size of extensions.***

6.2.38

The Old Bursledon Conservation Area lies in the countryside and is particularly vulnerable to the visual impacts of large-scale extensions and replacement dwellings. It is therefore subject to a special policy to manage these forms of development, supported by the Council's Supplementary Planning Document; 'Old Bursledon Conservation Area Appraisal'.

When assessing any proposal to extend a dwelling, account will be taken of any previous extensions and their cumulative effect on the size and character of the property and the appearance of the area.