

PLANNING STATEMENT
PROPOSED ERECTION OF DETACHED GARAGE/STORE

at

The Bell House, School Road, Old Bursledon, Southampton, SO31 8BX

For Mrs J Dallas

by Coast Architecture Ltd

December 2024

1.0 THE EXISTING SITE

The application site is located in Old Bursledon within the Local Conservation Area. The property is accessed from School Road along a private driveway which also leads to a car parking area. The property and driveway are both surrounded by gardens that include various mature trees and shrubs. The property is approximately 20 years old and is rather uniquely designed, with a large curving tiled wall to the north elevation and a flat roof that intersects with a pitched tiled roof on the main part of the house. The elevations also consist of brickwork and timber cladding combined with timber framed windows.



Fig.1 – Photo taken from the driveway looking towards the north elevation of The Bell House.



Fig. 2 – Photo taken from the car parking area adjacent to the house looking west towards areas of trees and shrubs (where the new garage/store is to be located).



Fig. 3 – Photo taken from the driveway looking towards the main house with its curved tiled wall on the north elevation.



Fig. 4 – Photo taken from the driveway looking towards the timber cladded walls and garage doors on the north elevation.



Fig. 5 – Photo taken from the main garden looking towards the south elevation of the house.

2.0 THE PROPOSAL

2.1 The proposal is to erect a detached building close to the main house to serve as a garage and store. The building will be located near to the western boundary at the end of the existing driveway. It will include external materials to match the main house with a brick plinth, timber cladded walls and matching garage door, as well as a pitched tiled roof. The building will include gable ends with the east elevation including a small portal style window to provide interest and natural light.

2.2 Trees: The proposed building will be directly accessed from the existing driveway. As part of the application a tree survey and mitigation report have been produced by James Fuller Arboriculture and submitted to accompany drawing 001.

3.0 CONCLUSION

The proposed building has been designed to be very much in keeping with the character and style of the main house. The proposed materials will match those used on the house and overall, the building will appear subservient. The proposals are not considered to be contentious, as the building will be mainly screened and is also in keeping with other outbuildings located within the Conservation Area. My client would now ask the Council to offer support for the scheme by approving this application.