

H/25/99030 – River Barn, Salterns lane, Bursledon, SO31 8DH.

Context.

This first property on the eastern side of Salterns Lane is set well back in a generous plot, the front of which is adjacent to The Dolphin, a grade II listed building. The whole is within the Bursledon Conservation Area, designated as countryside.

Given the generosity of the plot sizes here all the proposals are some way from the heritage asset and screened by trees and bushes, so the small scale of the various proposals will generally have little impact.

The Proposals.

The existing car port is of a rustic nature in keeping with both the countryside and the Dolphin. While I would normally prefer the carport at the front boundary to have been the house side of the garage, in this instance it is hardly noticeable by virtue of the hedge height, so will not make it any worse. This current proposal is to both infill the existing frame and add roller shutters to the front two openings with add a further bay and connection to the garage in the same format to form a store.

A new front porch is proposed consisting of two timber posts, matching pilasters and a flat roof with moulded fascia measuring approx 3.3m x 1.2m x 3.3m high at the front door. This modest addition will give some sense of arrival that is currently lacking for a house of this nature.

A new garden store is also proposed on the south side of the front lawn, under the trees which will be quite prominent but the lightweight nature of the structure will minimise its presence and not cause any serious harm to the setting of the main building while it has no sides.

Conclusion.

Looking at the satellite view of the property, the car port appears to be virtually touching the garage already and a translucent roof seems to close the gap, so something in the documentation is not correct and with no drawing of the proposed garden store one is not able to give a definitive decision, so this is a holding objection. There is no objection in principle, we just need accurate and complete information.

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