

H/25/99658 - 54 Lakewood Road, Chandler's Ford, SO53 1EX.

14.08.2025 Update.

The ridgeline of the front dormer has now been confirmed to be at the lower of the two levels originally shown on the drawing and what appeared to be the top part of the rear soil and vent pipe has been removed, making a significant improvement to that elevation. These two corrections allow me to withdraw my holding objection, making it a no objection.

Context.

The northernmost house of three similar properties on the east side of Lakewood Road, it is the last house adjacent to the woodland of Hiltingbury Lakes south of the Hiltingbury Road, probably dating from the 1930's.

There are no listed buildings in the vicinity or conservation areas whose setting might be affected by this proposal, but it is within the Hiltingbury Special Policy Area.

The Proposal.

The scheme is to form a master bedroom suite in the roof space with new dormer windows on each elevation in order to achieve enough habitable space. They are of generally traditional form with the rear one fully glazed incorporating a juliet balcony and all have ridge lines below or just below the existing ridge to keep them subservient to it.

There are two items on the drawings that require clarification:-

1. On both side elevations the ridgeline of the front dormer is shown significantly lower than the existing ridge where it is best placed, however on the front elevation this has crept up to barely below it. As this over a void adjacent to the landing, it probably does not need to be in the higher position.
2. On the rear elevation what appears to be the soil and vent pipe from the en-suite to join the head of the existing one is drawn coming outside the guttering from the bottom of the window. This will look dreadful and needs to be reconsidered to achieve a more subtle solution which looks easily possible.

Conclusion.

While the overall premis is acceptable, there are two elements that are not and require sorting, so holding objection.

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