

H/25/100483 – Woodside, Church Lane, Bursledon, SO31 8AB.

Context.

This property fronts the northern boundary of the north-eastern quadrant of the Old Bursledon Conservation Area in Zone 3. This house is the easternmost one of five along this stretch of Church Lane. The nearest listed buildings are St. Leonard's Church approximately 100m west south-west of the site and Upcott some 175m south, both of which are similarly on high ground with a valley in between.

In the intervening lower ground to the north of Upcott are three unlisted cottages that are considered to make a positive contribution to the conservation area, these being The Cottage, Bailey Cottage and Railway Cottage. The boundary of the conservation area was extended in the 2012 revision to include the triangle of Church Road, Station Road and the church in order to provide protection to the eastern setting of the church.

The Proposal.

The scheme is to replace an existing summerhouse that has a pyramidal roof and of approx 4m.sq. area at the bottom of the garden, with one two and a half times the size and similar height but with a mono-pitch roof so presenting a longer ridge line. It would have been more helpful if the drawing had shown the proposal in the same context as the existing with the structure relative to the associated hedging and adjacent structure.

It would seem that the new ridge height will be a similar height to the existing Laurel hedge to its right so should read as a continuation of that line. As the new structure is behind the outbuilding of Sunshine Cottage to the south, it should make no difference to those occupants and only the higher part might be visible to Cross Trees to the east and at the bottom of their garden behind another Laurel hedge which could be adjusted to mask it if felt necessary.

Conclusion.

Given both the low profile form of the proposed summerhouse and the existing surroundings of ancillary building and hedging, this proposal is not unreasonable and will not present an outstanding or unacceptable change to the setting of the Grade II* listed Church of St. Leonard's. No objection.

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