

H/25/100158 – Bursledene, Windmill Lane, Bursledon, SO31 8BG.

Revised drawings dated 29.01.2026. – The size of the proposed extension now has a reduced footprint by omitting the barbeque shelter between the two main elements and connecting the pool house element directly to the house extension. It all remains subservient to the main house and with the same roof covering but weather-boarded walls and is now one building, so a more compact built form. As the building is nestled into the top western corner of the site with the extension basically behind the existing house, it does not present a threat to the setting of the windmill away to the south-east. No objection.

31.01.2026. **Tim J S Dyer** RIBA.Built Heritage Consultant.

Context.

This site is within the countryside gap separating Hedge End from Bursledon and adjacent to the north-western boundary of the Bursledon Windmill Conservation Area. It is essentially an open field with the dwelling set right against the south-western boundary up toward the western corner, the site's orientation basically being a square with each corner matching the four compass points.

The conservation area boundary follows the line of the other side of Windmill Lane from opposite no. 6 up to the boundary between Windmill Cottages and Wind Up in order to protect the nearest listed building, the Grade II* Mill itself, meaning it is of national importance, which is approximately 100m from the house.

The Proposal.

Following an unsuccessful application in 2024 for a two storey extension, we now have one for extending the single storey element to the north-west of the house and a single storey pool house east of that, all subservient to the existing house and in the same materials to match. The built form of the house will all be in the north-west corner of the site leaving the greater majority of the site open.

The proposed new building will approximately double the size of the building footprint but still only occupy a small proportion of the site and all gathered in the western corner of the plot on the further side away from the windmill. The site frontage onto Windmill Lane is bordered by a mature hedge with trees as high as the cottages with high gates and wing walls at the entrance, all serving to separate the site from the heritage asset.

Conclusion.

Given that the extension is in the same materials as the existing, is subservient to it, is on the far side of the relatively large site and is well screened from the road with more on the opposite side between it and the windmill, this proposal will not impinge on the setting of the Grade II* listed heritage asset, so no objection.

24.10.2025. **Tim J S Dyer**, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA.Built Heritage Consultant.