



G . Beale

36 Yardley Road , Hedge End ,
Southampton , Hampshire .
SO30 0HQ

Date : 29 June 2022

Dorothy Hei-Tung-Hoh . Case Officer
Planning Department
Eastleigh Borough Council
Eastleigh
SO50 9YN

PLANNING APPLICATION H/22/92996

With reference to Planning Application Number H/22/92996 submitted by the owners of 34 Yardley Road , Hedge end . SO30 0HQ , I write as the next door adjoining neighbour at 36 Yardley Road , Hedge End . SO30 0HQ and thus seriously affected by yet again more extensions / development to one side of what was once , a modest , affordable pair of semi-detached bungalows of a simple clean design now rapidly becoming a lopsided arrangement of a new House joined to and at odds to a 1957 Bungalow !

This is the eighth planning application in 12 years and will not be the last by any means – this is a precursor to further development - as there are long term aims / plans by Mr and Mrs Watling McCarthy to gain possession of my property by any means they can , knock it down and rebuild a new structure , thus combining both properties into one large property – a mini mansion - with the double frontage becoming a large parking area , the rear becoming even more developed and the accommodation divided between family use and a multi business hub .

This latest planning application following the original first two in 2011 , is a forerunner to that aim .

As for the present , I write to oppose the latest Planning Application Number H/22/92996 on the following grounds :

Roof Elevations :

This Planning Application goes against Eastleigh Borough Council's original reasons for rejecting the very first Planning Application submitted by the current occupants of 34 Yardley Road in 2011 whereby Eastleigh Borough Council referred to the proposed roof elevations as chunky and out of keeping with the simple clean lines of the bungalow / semi-detached bungalows , as it was then .

Please check your records for the exact wording for your rejection of the very first planning application in 2011 .

That was not well accepted by the current occupiers and in order to push through redevelopment , a second planning application was submitted , temporarily bowing to Eastleigh Borough Council's ruling , and subsequently approved by yourselves . However

since then , by stealth ie further small planning applications , further chunky bits have been added to the roof elevations in spite of Eastleigh Borough Council's original objections .

And now a further and very pointless and windowless dormer is being proposed , plus a flat roof to add to the ever growing multitudinous roof elevations springing up at this property!

Flat Roof Extension :

With regard to the proposed flat roofed extension with easy access to it from Bedroom No 1 , I oppose this feature , as easy access to the flat roof allows the occupiers of 34 Yardley Road to use this roof for leisure purposes should they so desire , and thus have direct overhead view down into my private back garden and back into my rear living accommodation , thus allowing a gross breach of privacy to myself .

The flat roof extension , 19ft long in addition to the previous extension of 10ft long , also presents a wall almost some 30ft long and 12ft high next to the Party Wall fencing which I consider to be both Overbearing and Obtrusive .

Ever since Eastleigh Borough Council in 2011 regretfully approved the planning application for the current layout of 34 Yardley Road and the subsequent construction , I have been cursed with very frequent odious cooking odours emitting from the kitchen extractor fan outlet just 10ft away from my French Doors and Windows , whenever the prevailing southerly and south westerly wind currents occur , (See my illustrations in red on the proposed plans and my pictures 1 - 3) .

That problem did not exist prior to 2011/2012 (My parents and I moved into 36 Yardley Road in August 1960) as the kitchen to the original bungalow was situated much further round to the South West side of the bungalow and did not have an extractor fan outlet .

With the building of the proposed flat roof extension , the extractor fan outlet may have to be moved . The question is , where to ? Along the existing side wall directly outside my French Doors ?

Unacceptable .

The proposed flat roof extension will only serve to provide an even greater vortex area for those awful cooking smells to accumulate and linger and enter my home , which I consider to be a Statutory Nuisance in the current circumstance and would consider it to be an even worse Statutory Nuisance should these plans be approved and the odious cooking odours become worse .

What may look acceptable on paper planning applications may prove to be wholly unacceptable on site .

I ask that before any decision is made with regard to this current planning application for 34 Yardley Road , that you please make a site visit to my property to see for yourselves , the reasons for my concerns and my opposition to this proposed development .

Drainage : Flat roofs need draining the same as pitched roofs . Currently , the occupants of 34 Yardley Road do not clean out their gutters with the consequence that they overflow with any

appreciable rain . Drainage from the flat roof as shown on the proposed planning application looks like it is to be directed towards to boundary fence and in all probability likely to be allowed to drain down into my garden .

Unacceptable .

Over Development :

I oppose the current Planning Application on the grounds of what I consider to be Over Development of 34 Yardley Road which is in far excess of the original 1957 layout of the pair of semi-detached properties .

The current Planning Application H/22/92996 plans show the Flat Roof Extension . Also shown on the plans to the left of the proposed Flat Roof Extension is an area marked as “OUTBUILDING” .

This could indicate a garden shed , a wood store , a tool shed , perhaps a greenhouse - something of insignificance and of no importance .

Not So !

I therefore consider this current Planning Application to be , in part , purposely Deceptive .

To those who are unaware in the Planning Department at Eastleigh Borough Council and are not supposed to know either , the “OUTBUILDING” as marked on the plans , used to be a brick built Garage some 20ft long and about 12ft wide with an old separate timber framed corrugated clad shed roughly 12ft long and 10ft wide at the back end of the Garage .

After the adjoining bungalow next door was reconstructed to it's current configuration , the Garage was subject to a 'Change of Use' and turned into an outdoor leisure room with glass sliding doors in the side of it facing onto the vast decking area which had also been installed .

In the early months of 2020 , the shed behind the garage was demolished . In it's place an extension to the rear of the ex Garage was built to the same dimensions of the ex Garage and connected to it with an internal doorway , thus creating one long development some 40ft long and 12ft wide – without Planning Permission . This creation was separately connected to the mains waste water drainage system and inside has , Mains water supply , a fully fitted Shower , mains Electricity throughout , Sleeping accommodation and a Living Room complete with a television .

Hardly a mere “OUTBUILDING” as you are being led to believe , but instead , significant and unaccounted for , living accommodation .

This significant “OUTBUILDING”, together with the vast decking area – some of it much higher than the 30cms legally allowed – plus a mains electricity powered , mains drainage connected 18ft x 8ft Swimming Pool installed right close to the Party Wall garden fence , plus a mains electricity powered , mains drainage connected large Hot Tub also close to the Party Wall garden fence , both emitting fairly loud humming and swashing noises like industrial washing machines which continually disturb the peace which I should reasonably and legally be able to expect in my garden ; plus the pungent chlorine smells every now and then as

'Bromide' is added to the water ; and now this , an additional proposed 19ft long 12ft high extension , all of which I now consider to be the determined and concentrated over development of what was once a green and pleasant area of garden which once had a small ornamental pond , Toads , Frogs , Newts , Dragon Flies , Slow Worms , Hedgehogs and other wild life – which alas , are no more due to the activities of the current occupiers !

The Biodiversity in this particular area of the rear garden of 34 Yardley Road has therefore been effectively obliterated by irresponsible Over Development .

I now come to the current Planning Application proposals that include a rearranged upstairs layout : The 'Roof Space' is also being subject to Over Development .

What was once a modest semi-detached bungalow with a reasonable roof / attic space as originally designed , and subsequently purchased by the current occupiers in it's original form , is now being turned into a two storey , three level mini mansion , totally out of keeping with the original building configuration and in particular with my Bungalow which still remains in it's original form .

One Pointless Windowless Dormer construction , Two Bathrooms and Four Bedrooms , one of which will have , if the current plans are approved , easy access to an elevated Flat Roof !

The proposal for a new Bathroom most concerns me as it is situated in a position adjoining the Party Wall .

The present occupiers refused to enter into a Party Wall Agreement before the next door property was all but demolished to make way for the current building .

They had something to hide and didn't want me as the adjoining property owner to know about it !

As a new Bathroom is proposed to be situated right next to and adjoining the Party Wall , I suspect that A Party Wall Agreement will again be rejected by the occupiers of 34 Yardley Road .

At the moment I get Bathroom aromas in my loft from next door and a lot of condensation during winter as a result . I suspect that the existing bathroom is vented or has a vent into the attic void between the bathroom and the Party Wall .

With the new Bathroom Proposals , I suspect the same arrangement will be applied – there will be another vent into the attic void . The proposed Bathroom may include two dormer windows for light and ventilation but are hardly going to be open on cold or wet winter days and so Bathroom moisture will become entrapped within the Bathroom unless of course it is vented – into the attic void and then into my property causing me further unnecessary damp .

It is also not unknown for baths to overflow , mainly due to negligence . Bathrooms are also places where water leaks are most likely occur .

For those reasons also , I object to having a Bathroom situated adjoining the Party Wall which is constructed of porous Breeze Block with slap happy cement between the blocks that has various holes through , both of which are more than likely to let water through should there

be a water leak incident .

Bio-Diversity :

The Front Garden , as was , of 34 Yardley Road , has been obliterated . It is now a featureless Car Park , devoid of Wildlife .

The Rear Garden at the time of the first Expansion in 2011/2012 was effectively torn up by a Mini Digger and Dumper Truck , thus destroying the habitats of Voles , Toads , Frogs , Slow Worms , Dragon Flies , Glow Worms and many other species in the process .

A very large deep hole was dug at the bottom of the garden near the stream and was then filled with rubble from the demolition of 34 Yardley Road and then covered with soil . (Illegal Landfill ?)

The spoil from the hole excavation was transported by dumper truck to the front of the property churning up the garden in the process , and taken away by Lorry .

A large 20ft x 10ft Shed on a concrete base now covers that spot so no one would know !

The top half of the back garden – an area that was once a pleasant private area of garden which contained the aforementioned Ornamental Pond and associated wildlife , was then subject to covering by a large area of decking - which has since been expanded in size - and included a small separate patch of grass .

The Decking itself is raised off the original garden surface by 30cms – more in some places - and thus creates a breach of Privacy that a 6ft 6inch would normally provide – 6ft 6inches my side , only 5ft 5inches and less on the side at 34 Yardley Road .

Further to that , a large Swimming Pool and Large Hot Tub were craned in and set upon concrete bases next to the Party Wall fencing .

The use of both of these water items do nothing to replace the Ornamental Pond and it's associated Bio-Diversity , but do in fact cause considerable aggravation to myself in terms of noise pollution on a near daily basis with Humming of Pool Heaters and Motors for Water circulation , not to mention the manic screaming and bickering of children and the shouting and bellowing of a certain adult at the property , and the unnatural smell of chlorine wafting over into my garden .

The Decking has been expanded further and now covers an area some 55 to 60ft long and an estimated 30 to 36ft width .

So much for the Natural Environment , Habitat and Bio-Diversity !

With this new Planning Application , should it be approved , the decking area will be expanded even further down the garden to make up for the loss of decking where the Flat Roof Extension is proposed .

The remaining back garden has been redesigned and restored and now includes a Football Play Area – right next to the Party Wall Fence , the aforementioned shed sited over the

Landfill , and a climbing Frame that is much higher than the surrounding garden fencing though little used .

The “OUTBUILDING” at elevated decking level and used as additional accommodation , also looks out across to my property .

In all I consider that too much has already been allowed to develop to the detriment of the immediate Environmental area and the adjoining property of 36 Yardley Road .

This current Planning Application , if approved , will only add a further concentration and density to the 'in situ' Over Development and create an intensity which will be overbearing and at odds with the surrounding properties and also problematical in terms of Drainage , Offensive Cooking Aromas and possible water / damp problems in the future .

From previous experience with my neighbours during the 2011 / 2022 construction I ask that IF the Planning Application is accepted and passed , that building work is limited to normal working hours Monday to Friday , with NO evening works to be carried out and NO Sunday working .

Additional :

Currently 34 Yardley Road is still Rated in the 'C' Band for Council Tax purposes the same as my two bedroomed attached Bungalow .

For what currently exists next door the , Tax Band should be higher for two reasons ;

Firstly , Eastleigh Borough Council / Hampshire County Council are losing out on income .

Secondly it is grossly unfair to residents and citizens for such an enlarged property such as this set before you , to only be charged 'C' Band Council Tax , the same as smaller and less well appointed dwellings .

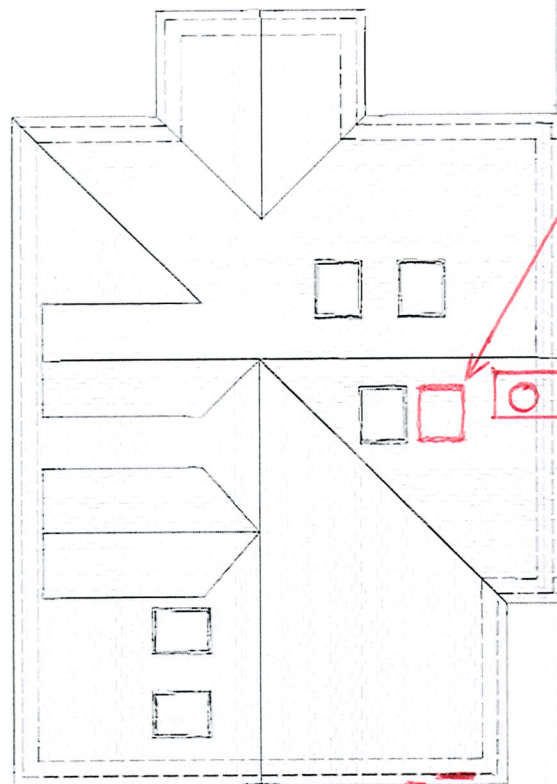
Somebody in authority is not on the ball !

Finally , as already mentioned I would also ask that a site visit to my garden be conducted before a Planning Decision is made . The pictures supplied are good but have limitations . Actual observance would be better .

Yours faithfully

Mr G Beale

29th June 2022



PROPOSED ADDITIONAL VELUX FOR 34 YARDLEY ROAD

SHARED CHIMNEY POSITION

36 YARDLEY ROAD
THIS CHIMNEY IS
STILL IN USE.

A NORTH EASTERLY WIND MAY CAUSE
SMOKE NUISANCE

1 FRENCH
DOORS

OPEN
WINDOW

CURRENT POSITION OF
KITCHEN VENT.

SOUTHERLY AND SOUTH WESTERLY
PREVAILING WINDS BLOW KITCHEN
COOKING SMELLS/ODOURS
DIRECTLY ROUND TO
MY FRENCH DOORS
AND WINDOWS

01

existing roof plan

Scale: 1:100

0m 1m 2m 3m 4m 5m 10m
scale bar @ 1:100

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notes: *



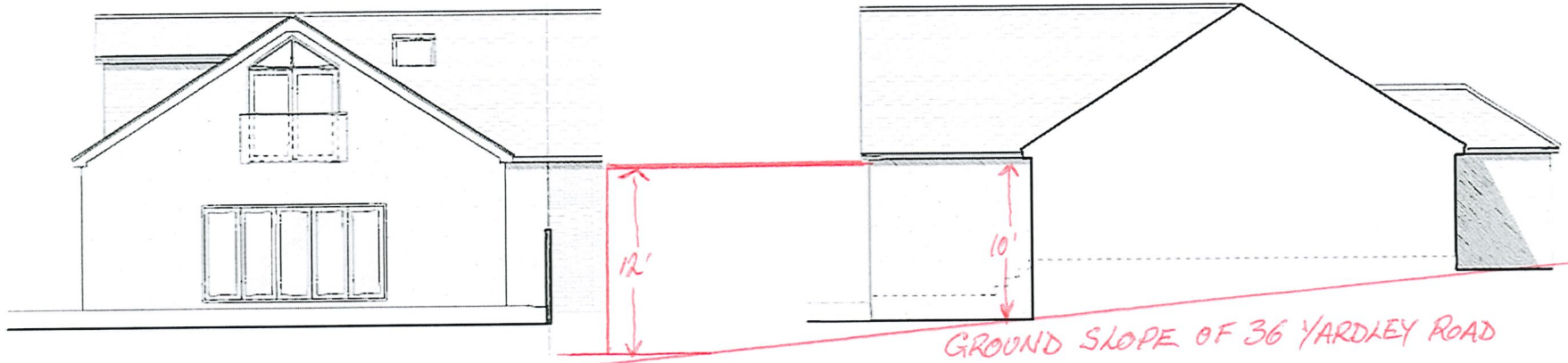
project date: March 2022 project title: 34 Yardley Road, Hedge End

status: Planning sheet name: Existing Roof Plan

scale: as noted @ A3 drawing no.: KA/2022/J03.03



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01

existing south-east elevation [rear]

Scale: 1:100

02

existing north-east elevation

Scale: 1:100



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notes: •



project date:	March 2022	project title:	34 Yardley Road, Hedge End
status:	Planning	sheet name:	Existing Elevations 2
scale	as noted @ A3	drawing no.:	KA/2022/J03.05



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THE HOUSE OF MANY ROOFS!

POINTLESS

FLAT ROOF!
EASY ACCESS
FROM BEDROOM 1
AND AN ADVANTAGE
AREA TO OVER VIEW
MY HOME AND GARDEN
- LACK OF PRIVACY



01

proposed north-west elevation [front]

Scale: 1:100

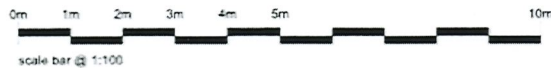
[no perceived change]



02

proposed south-west elevation

Scale: 1:100



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notes: *

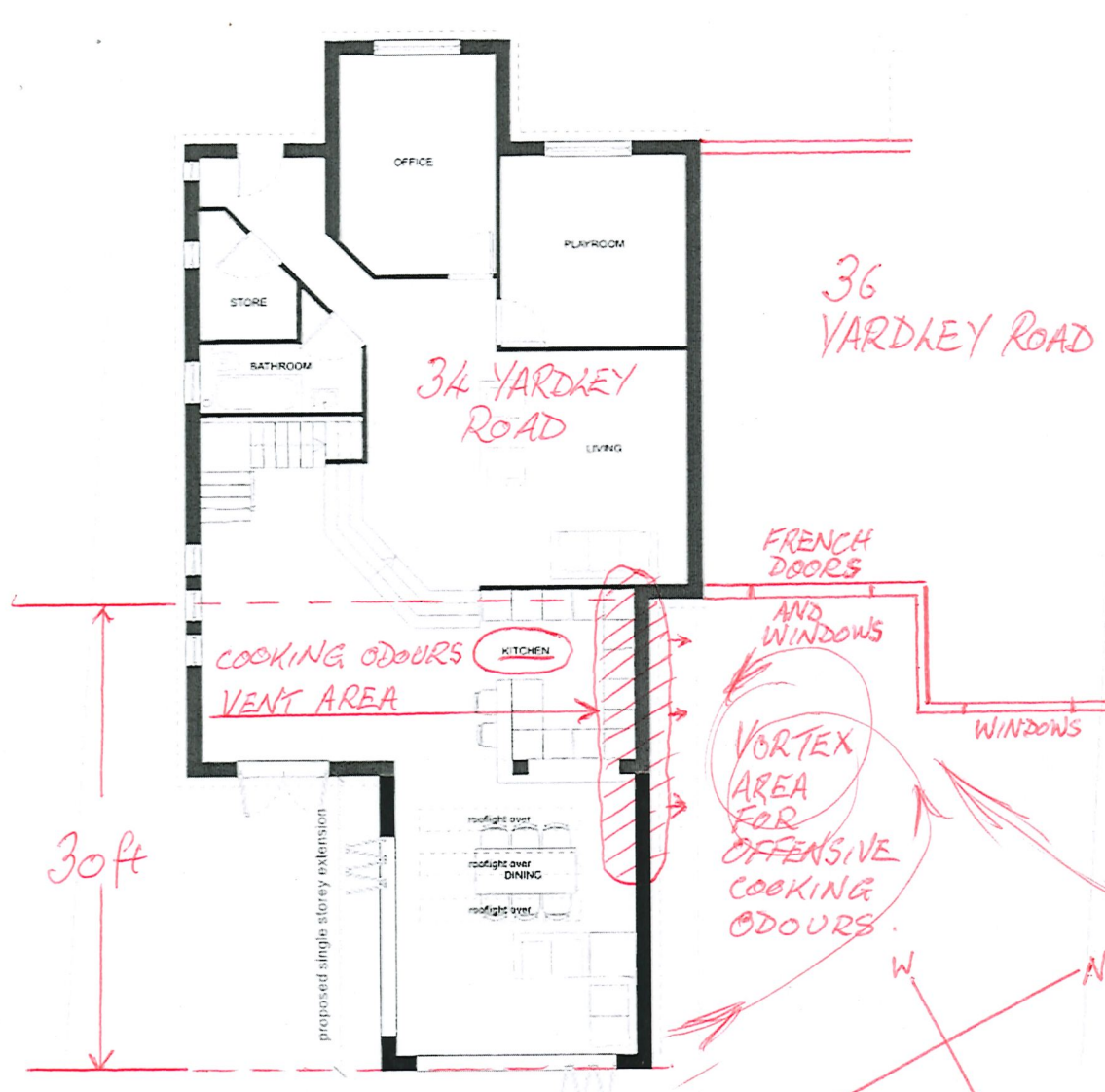
REV A step removed to extension



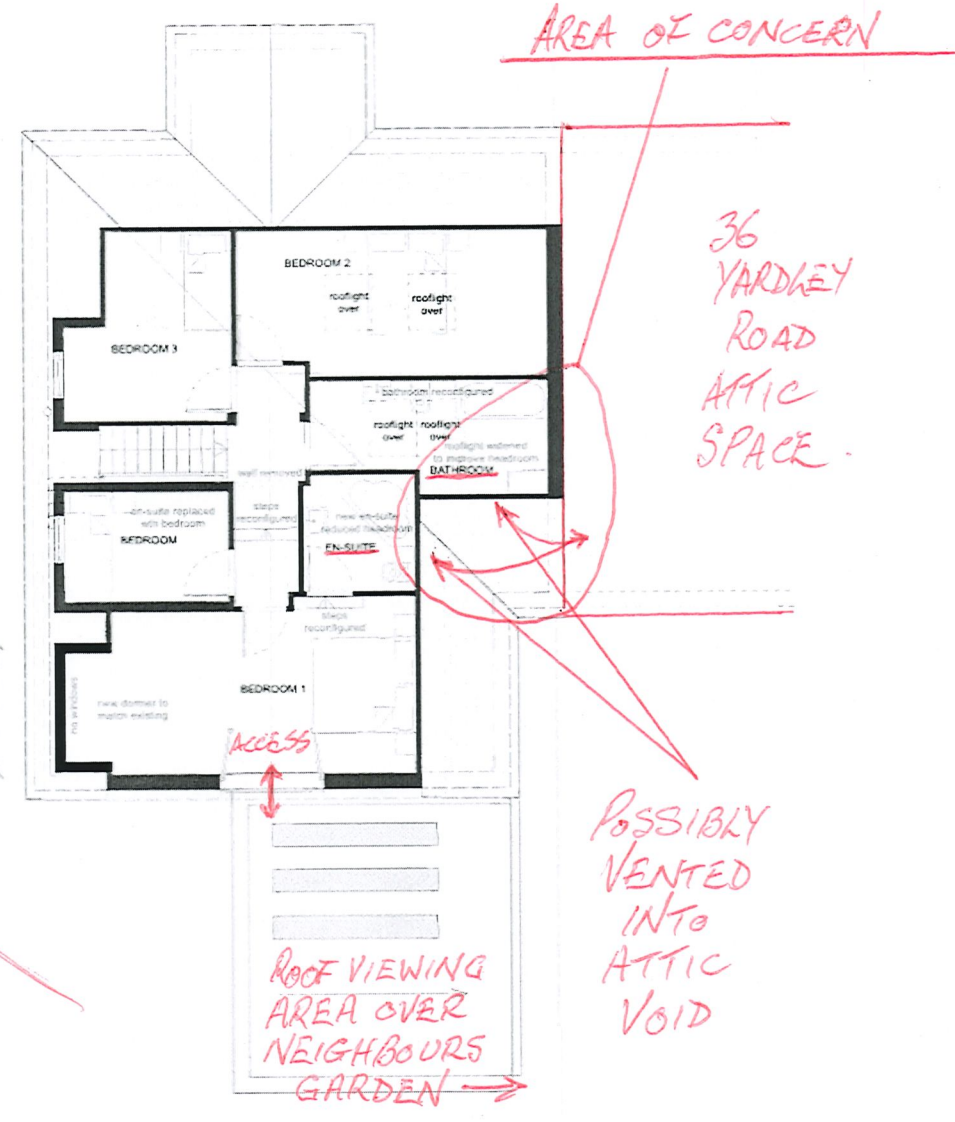
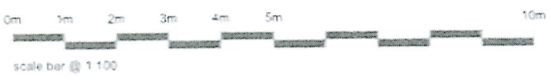
project date:	March 2022	project title:	34 Yardley Road, Hedge End
status:	Planning	sheet name:	Proposed Elevations 1
scale	as noted @ A3	drawing no.:	KA/2022/J03.09 REV A



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01 proposed ground floor plan
Scale: 1:100



02 proposed first floor plan
Scale: 1:100

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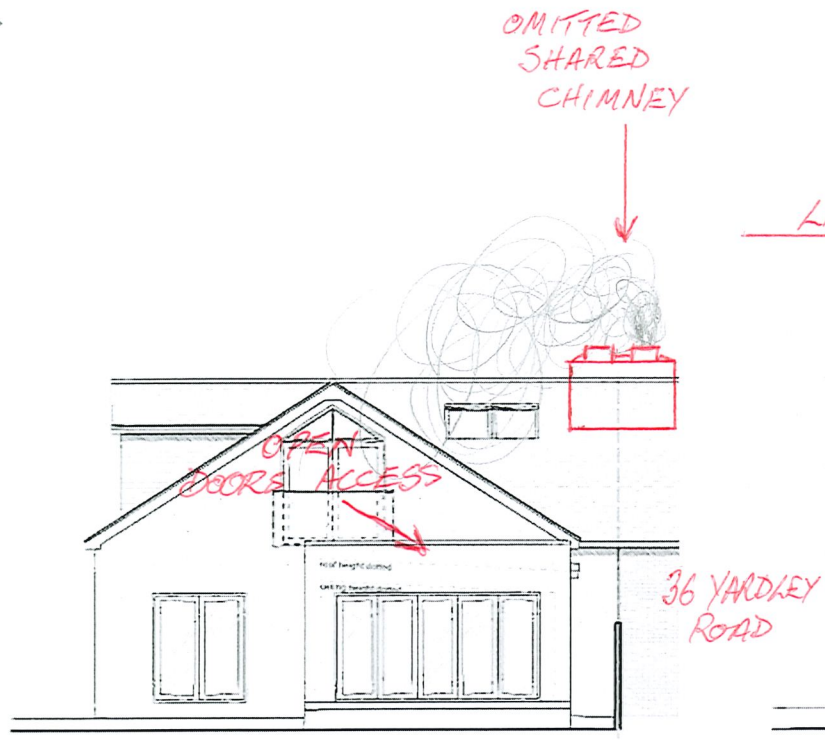
notes: -



project date:	March 2022	project title:	34 Yardley Road, Hedge End
status:	Planning	sheet name:	Proposed GFL / 1FL Floor Plans
scale:	as noted @ A3	drawing no.:	KA/2022/J03.07



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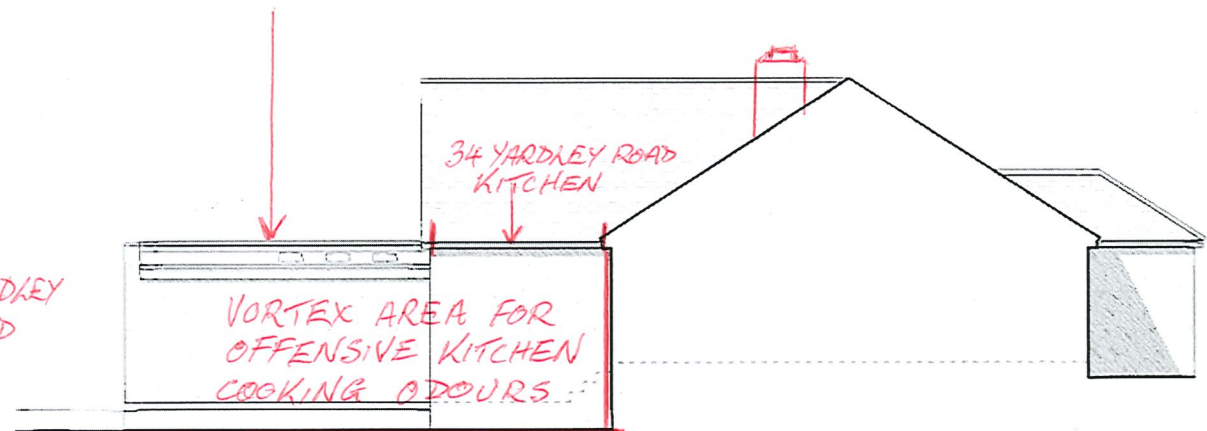


01

proposed south-east elevation [rear]

Scale: 1:100

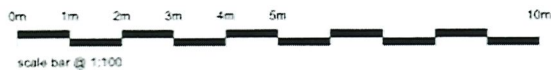
LACK OF PRIVACY IF NEIGHBOURS ACCESS THIS ROOF AREA



02

proposed north-east elevation

Scale: 1:100



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notes: *
REV A step removed to extension



project date:	March 2022	project title:	34 Yardley Road, Hedge End
status:	Planning	sheet name:	Proposed Elevations 2
scale	as noted @ A3	drawing no.:	KA/2022/J03.10 REV A



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01 proposed location plan
Scale: 1:1250

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notes: *
REV A Road names added to location plan



OVER DEVELOPMENT

WHAT EASTLEIGH
BOROUGH COUNCIL
ARE NOT
SUPPOSED TO
KNOW ABOUT

NOTE
CHANGE
OF
USE -
WITHOUT
PLANNING
PERMISSION

THIS "OUTBUILDING" ONCE A GARAGE, WITH TIMBER
FRAMED CORRUGATED CLAD
SHED BEHIND, HAS BEEN CONVERTED TO LIVING ACCOMMODATION

02 proposed site plan
Scale: 1:500

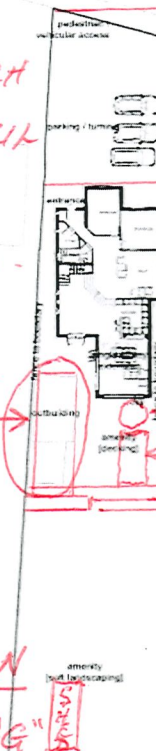
SOME 40' LONG 10/12' WIDE, COMPLETED
WITH SEPERATE MAINS DRAINAGE,
SHOWER, LIVING SPACE AND SLEEPING
FACILITIES

CAR PARK

BUILT UPON
AND
COVERED
AREA

WHAT IS LEFT
OF THE
GARDEN
OF
34 YARDLEY ROAD

Yardley Road



project date: March 2022 project title: 34 Yardley Road, Hedge End
status: Planning sheet name: Proposed Location / Site Plans
scale: as noted @ A3 drawing no.: KA/2022/J03.05 REV A



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Just at the end of that part of the building facing down the next door's garden and just below gutter height and close to the corner is the exit vent to the kitchen odour extraction set up .

The dwelling wall facing me is 10ft long from the end (L) to the corner ®

The prevailing wind / air currents are fro the South and South West – to the left and centre of this picture .

The odious cooking odours are wafted by the prevailing air currents round to my Windows and French Doors (Picture 3) , not far , and a problem that Eastleigh Borough Council have allowed to exist through negligence , much to my ongoing detriment .

If the Proposal for a Flat Roof Extension is allowed , where will the Kitchen Extractor Exit Vent be sited ??????

It will still cause an unacceptable nuisance if raised from it's present location or re-sited along the blank 10ft wall because of it's close proximity !

PIC 1

KITCHEN ODOUR
EXIT VENT





Pic 3

DIRECTION
OF
KITCHEN ODOURS



The Secret “OUTHOUSE”

CHANGE of USE :

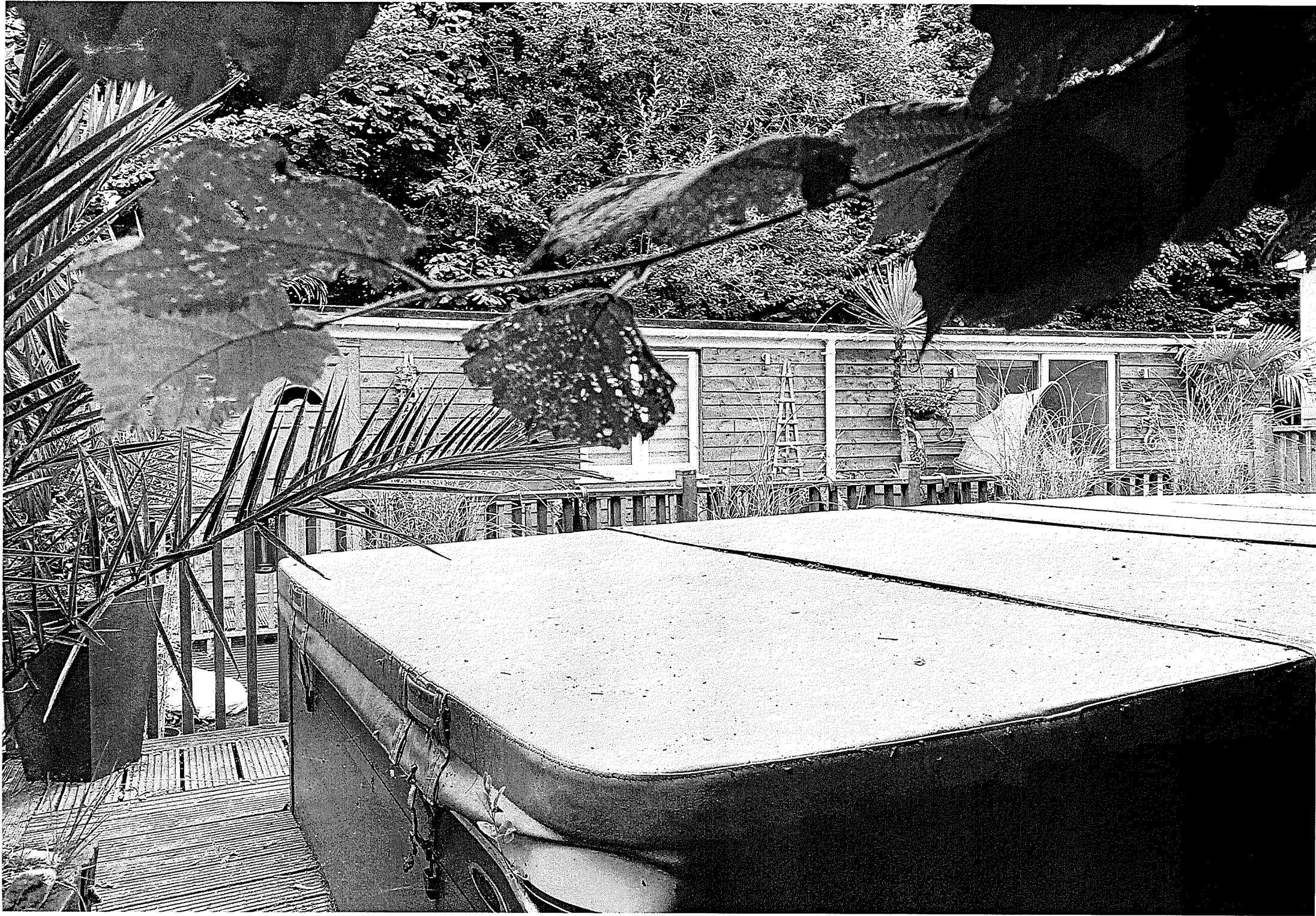
40ft long 10-12ft wide encompasses the original brick garage and the new build extension of the same dimensions behind that and joined as one .

The original brick garage now timber faced with added timber and sliding access doors to the right of the picture and up to the gutter downpipe .

The new build also timber clad from the gutter downpipe and to the left with a front door as a further entrance , behind which is the Shower connected to a new main drainage spur and Sleeping Accommodation behind the window with blinds .

The picture also shows Decking both outside the “OUTHOUSE” and at the end of the covered Swimming Pool , both of which are higher than the 30cms allowed by Law .

The Swimming Pool situated next to the 6ft / 6ft 6in garden fence is in itself obtrusive . The Decking is some 2ft high at this point on sloping ground . There's another 2ft from the Decking to the top of the uncovered Swimming Pool , and JUST 2ft in height from the top of the Swimming Pool to the top of the fence .



SITE
OF
ADDITIONAL
VELUX
WINDOW

CHIMNEY
IN
USE

