

FAO: Rachel Morris,
Planning Services,
Eastleigh Borough Council,
Eastleigh House,
Upper Market Street,
Eastleigh,
SO50 9YN

4 Grosvenor Road
Chandlers Ford
Eastleigh
SO53 5BW

29.08.2022

Dear Rachael Morris,

RE: Local Planning Authority Reference F/22/93437

FOR: Demolition of existing bungalow and construction of 1no. five-bedroom 2 storey dwelling with associated landscaping

AT: 6 Grosvenor Road, Chandler's Ford, Eastleigh, SO53 5BW

Overall – we are sympathetic to our neighbours planning application. However, we object to the plans in the current format for the reasons given below, and have provided potential modifications that we would consider acceptable in a revised proposal.

In its current format, the proposed development will result in adverse impact upon residential amenity in terms of loss of light, overshadowing and noise (specifically concerning the proposed heat pump). We also have severe concerns about the potential disruption that will arise during construction. Whilst it is appreciated that this is often conditioned, we have suggested an appropriately worded planning condition concerning noise within this objection.

Material Planning Considerations

Given that the main concerns we have revolve around residential amenity, Para 5.5 from Policy DM1 of the Eastleigh Local Plan (Adopted April 2022) is pertinent in the consideration of this application. This outlines that:

*5.5 New development will be assessed to consider its impact on residential amenity. This covers the **amenity of existing residents living at or near the development** and also the amenity of new residents. Residential amenity covers a variety of issues including **overlooking, loss of daylight, loss of outlook, noise, fumes and dust** and the impact of floodlighting and security lighting. It includes the design of garden space and parking arrangements in addition to building design.*

Loss Of Light

The current dwelling at 6 Grosvenor Road was modified several years ago and the owners built out into the back garden. At this time, light was lost from early afternoon to sunset during the April to October period. We considered it acceptable as we were not overshadowed from the development and the light loss was not too significant. (Both our property and No6 have North facing gardens, with the sun comes across and setting over their garden/property).

We welcome the proposed plans that show the property is to be set further to the front, but we object to the loss of light that results from a two-storey property being as far back as it is. It is likely that the impact on the design will be to shorten the direct sunlight into 4 Grosvenor Road by 2-3 hours a day.

The other factor that results in a loss of light is the building design. This can be best seen from the Planning Application Document “View from the Garden” where the centre ridge roof covering Bedroom 1 extends beyond the wall of the bedroom by 2 to 3 metres which not only reduces light into their own bedroom, but impacts on the sunlight into our garden.

The other area of building design which impacts on a loss of light is the height of the main roof/ridge that runs across the building.

Areas that could be improved via a revised application are therefore as follows:

- *Move the plans towards the front by 3+ metres so that the impact is reduced (see attached Drawing 1 in the Appendix B); or*
- *Reduce the footprint of the build to achieve the same aim.*
- *Prevent extension of the ridge / roof so that it does not extend beyond the boundary wall. Alternatively / in addition, the reduction in roof height would have a positive impact, as the roof of this ridge as it is currently designed will impact on sunlight availability.*
- *If the overall roof height could be reduced then this would have a positive impact of the light into our garden/property.*

We have included a photo from the rear of 4 Grosvenor Road looking over to the rear of both 4 Grosvenor and 6 Grosvenor Road existing dwelling in Appendix B, Figure 1.

Without incorporation of the above considerations, it is highly likely that loss of light in relation to residential amenity will occur.

The proposed design as it currently stands therefore insufficiently meets the following planning policies:

- **NPPF – Section 12; Paras 126 and 130**
- **National Design Guide – Section C1, Section B2**
- **Building for Life – Section 5, Section 6**
- **Eastleigh Local Plan – Policy DM1**
- **Eastleigh Quality Places SPD - Scale, Daylighting, Key Design Principle 11 (Residential Amenity), Proportions**

Overshadowing

As a consequence of the proposed dwelling being of a significantly larger scale than the existing dwelling, there will be significant chance of overshadowing – and subsequently, adverse impact upon residential amenity in terms of overshadowing.

Policy DM1 outlines that new development needs to take into account the ‘*residential amenities of both new and existing residents*’ and take full and proper account of ‘*the context of the site*’. This echoes National planning guidance concerning achieving well designed and site appropriate development.

NPPF Para 126(f) also outlines the necessity for achieving a ‘*high-standard of amenity for existing and future users*’.

Whilst there is no *specific* policy for replacement dwellings within settlement boundaries, the following Policy concerning replacement dwellings in the countryside is strongly indicative of the line of reasoning that should be applied when considered replacement dwellings. Policy DM26 from the Eastleigh Local Plan *specifically* states that:

“The replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage”

Consequently, a revised design reducing the scale and incorporating altered siting (as suggested above) ought to be sought by the applicant; and to ensure that an development is not approved where the planning balance appears tipped against the development in policy terms. The following planning policies require full consideration when assessing this application and any revised proposals that may be forthcoming.

- NPPF - Section 12; Paras 126 and 130
- National Design Guide - Section C1, Section B2
- Building for Life - Section 5, Section 6
- Eastleigh Local Plan – Policy DM1
- Eastleigh Quality Places SPD - Scale, Daylighting, Key Design Principle 11 (Residential Amenity), Proportions

Noise

It is noted that there is a plan to install a heat pump to the property. These have environmental benefits if installed correctly, but they also create considerable additional noise and therefore we would like to ensure that the maximum insulation and noise abatement measures are implemented in this design.

- NPPF – Section 12
- National Design Guide – Section C1
- Building for Life – Section 6
- Eastleigh Local Plan – Policy DM1
- Eastleigh Quality Places SPD - Noise

Considerations During Construction (if permission is granted)

Assuming that after some of the above recommendations are implemented in a revised design, then during construction of the new property then consideration needs to be taken for:

1. Noise and hours of work including restricted hours of work for high impact activities e.g. drilling - work should be planned to be carried out with due consideration to neighbours. Deliveries and working hours to be within the period 9am to 4pm, Monday to Friday only. High impact activities to be notified a minimum of a few days in advance.
2. A dust management plan and sheeting of the construction site to be put in place to reduce visual impact of the construction work.
3. Adequacy of parking/loading/turning/Highway safety/ Traffic generation – and for vans/lorries not being parked alongside other properties. There is a safety issue here due to the location of driveways in the road creating lack of space for manoeuvring.

There are several elderly people in the immediate vicinity of No6 Grosvenor Road, and in particular at 4 Grosvenor road there is an individual with high anxiety, mid/late stage dementia and without some consideration to the build will considerably reduce quality of life.

So: appropriately worded planning conditions would be as follows:

- **Condition:** Prior to commencement of the development, a demolition and construction method statement shall be submitted in writing and approved by the LPA.

Reason: To safeguard the amenity of the local area.

- **Condition:** Prior to commencement of the development, the applicant shall submit a plan to the LPA outlining how site construction traffic parking can be accommodated safely.

Reason: In the interests of Highway Safety and to protect the amenity of nearby dwellings.

- **Condition:** No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 9:00-16:00 Mondays to Fridays, and not at all on Saturdays and Sundays and Bank Holidays.

Reason: To protect the amenities of the occupiers of adjacent / nearby dwellings.

Summary

I trust the above has more than sufficiently outlined the main concerns we have regards this proposed development, and demonstrated to the Council that if the they *are* minded to approve the application, there is a necessity to append appropriately worded planning conditions to mitigate the potential harmful impacts which will be caused by this development.

Yours Sincerely,

Mrs. Joyce Stonehouse
4 Grosvenor Road

Appendix A: Relevant National and Local Planning Policies

NATIONAL PLANNING POLICY

NPPF (revised as of 20th July 2021)

12: Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

130. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Building for Life

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

We recommend that you avoid

Using the lack of local character as a justification for further nondescript or placeless development.
Ignoring local traditions or character without robust justification.

6 Working with the site and its context

We recommend

Being a consideration neighbour. Have regard to the height, layout, building line and form of existing development at the boundaries of the development site.

National Design Guide

C1: Understand and relate well to the site, its local and wider context

40. Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Some features are physical, including:

- The existing built development, including layout, form, scale, appearance, details and materials;
- Local heritage;
- Landform, topography, geography and ground conditions;
- Landscape character, drainage and flood risk, biodiversity and ecology;
- Access, movement and accessibility;
- Environment – including landscape and visual impact, microclimate, flood risk, noise, air and water quality;
- Views inwards and outwards;
- The pattern of uses and activities, including community facilities and local services; and
- How it functions.

Others are non-physical, such as:

- Social characteristics, including demographics;
- Economic factors; and
- The aspirations, concerns and perceptions of local communities.

41. Well-designed development proposals are shaped by an understanding of the context that identifies opportunities for design as well as constraints upon it. This is proportionate to the nature, size and

sensitivity of the site and proposal. A simple analysis may be appropriate for a small scale proposal. Baseline studies covering a wide range of topics are likely to be required for a larger scale development.

42. Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:

- The landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;
- Patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, form and scale;
- The architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development.

I1 Respond to existing local character and identity

51. Local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/or their physical form and design. Most places have some positive elements of character, particularly for their users. These can help to inform the character of a new development.

52. Well-designed new development is influenced by:

- An appreciation and understanding of local vernacular, local or regional character, including existing built form, landscape and local architectural precedents;
- The characteristics of the existing built form;
- The elements of a place or local places that make it distinctive; and
- Other features of the context that are particular to the area;

This includes considering:

- The composition of street scenes, individual buildings and their elements;
- The height, scale, massing and relationships between buildings;
- Views, vistas and landmarks;
- Roofscapes;
- The scale and proportions of buildings;
- Façade design, such as the degree of symmetry, variety, the pattern and proportions of windows and doors, and their details;
- The scale and proportions of streets and spaces;
- Hard landscape and street furniture;
- Soft landscape, landscape setting and backdrop;
- Nature and wildlife, including water;
- Light, shade, sunshine and shadows and
- Colours textures, shapes and patterns.

I2 Well-designed, high quality and attractive

53. Well-designed places are visually attractive and aim to delight their occupants and passers-by. They cater for a diverse range of residents and other users. All design approaches and architectural styles are visually attractive when designed well.

55. Well-designed places contribute to local distinctiveness. This may include:

- Adopting typical building forms, features, materials and details of an area;
- Drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;
- Using local building, landscape or topographical features, materials or planting types;
- Introducing built form and appearance that adds new character and difference to places;
- Creating a positive and coherent identity that residents and local communities can identify with.

B2 Appropriate building types and forms

66. Well-designed places also use the right mix of building types, forms and scale of buildings and public spaces to create a coherent form of development that people enjoy. They also adopt strategies for parking and amenity that support the overall quality of the place.

67. The built form of well-designed places relates well to:

- The site, its context and the opportunities they present;
- The proposed identity and character for the development in the wider place;
- The lifestyles of occupants and other users; and
- Resource efficiency, climate change mitigation and adaptation.

LOCAL PLANNING POLICY

Eastleigh Local Plan (2016-2036)

Policy DM1 General criteria for new development

1. All new development should (as relevant):

a. not have an unacceptable impact on, and where possible should enhance:

- i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;
- ii. biodiversity (avoiding significant adverse impacts); and
- iii. the significance of heritage assets;

b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;

c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

- d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);
- e. include a landscape scheme covering the design and layout of external space;
- f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;
- g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;
- h. incorporate provision for people with disabilities and create accessible communities that cater for all;
- i. incorporate design measures to inhibit criminal and anti-social behaviour;
- j. incorporate provision for on-site waste management; and
- k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.

5.5 New development will be assessed to consider its impact on residential amenity. This covers the amenity of existing residents living at or near the development and also the amenity of new residents. Residential amenity covers a variety of issues including overlooking, loss of daylight, loss of outlook, noise, fumes and dust and the impact of floodlighting and security lighting. It includes the design of garden space and parking arrangements in addition to building design.

Policy DM26 Residential extensions and replacement dwellings in the countryside

1. The extension or replacement of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided:
 - a. the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage; and
 - b. in the case of a replacement dwelling, the proposal includes the replacement of the dwelling within the curtilage, and on the same footprint as the existing building, unless environmental and/or access benefits arise from an alternative location within the curtilage; and
 - c. no additional dwellings are created.

2. Permission will not be given for the replacement of mobile homes with permanent dwellings.

3. Residential institutions will be treated for the purposes of this policy in the same way as dwellings.

4. Proposals to extend or to replace rural workers dwellings will be considered under Policy DM27.

Eastleigh SPD: Quality Places

Scale

For a new development to integrate well with its context it needs to take account of the grain that surrounds it, without necessarily trying to replicate it. It should integrate with existing movement

networks and create attractive and continuous streetscapes, knitting in visually and functionally with existing development.

The impact of a new building, on its neighbours will often be exacerbated by issues of overlooking and shadowing.

Daylighting

- The relative heights and separation of buildings should be adjusted to ensure that the windows of neighbouring properties enjoy reasonable day lighting.
- Where this is likely to be an issue, the applicant should provide drawings to demonstrate that anticipated problems can be overcome.
- It is recommended that new dwellings should meet the daylighting standards set out in BS8206 part II (which also accords with the Code for Sustainable Homes Standard).
- For houses and flats, the impact of adjoining structures on the level of daylight available is particularly important in living rooms, dining rooms and kitchens
- Daylighting in bedrooms may also be considered, but is generally considered less important except where this is the main private accommodation such as in residential homes.
- Detailed proposals should also take account of local circumstances like level difference between properties and orientation.

Key Design Principle 11 (Residential Amenity)

New development should be designed to respect the residential amenity of existing and new occupiers and all dwellings should have adequate private amenity space.

Proportions

The proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside. When proportions are right, none of the elements appear out of synch with the others. This may involve the creation of symmetry. However, a building does not exist in isolation and so the proportions of the structure should also consider those of site and setting (site context). This may be the natural setting, eg. topography, mature trees, etc. It may also be the surrounding built environment, and the relationship to buildings on and off site.

Noise

Noise disturbance, both from inside and outside the home, is a particular issue for residents, causing stress, affecting sleep and causing problems between neighbours. Potential noise sources will need to be identified as part of the site constraints.

Appendix B: Relevant Drawings & Photographs

Drawing 1 - Depicting the relocation of the proposal by siting the dwelling 3m further to the front:

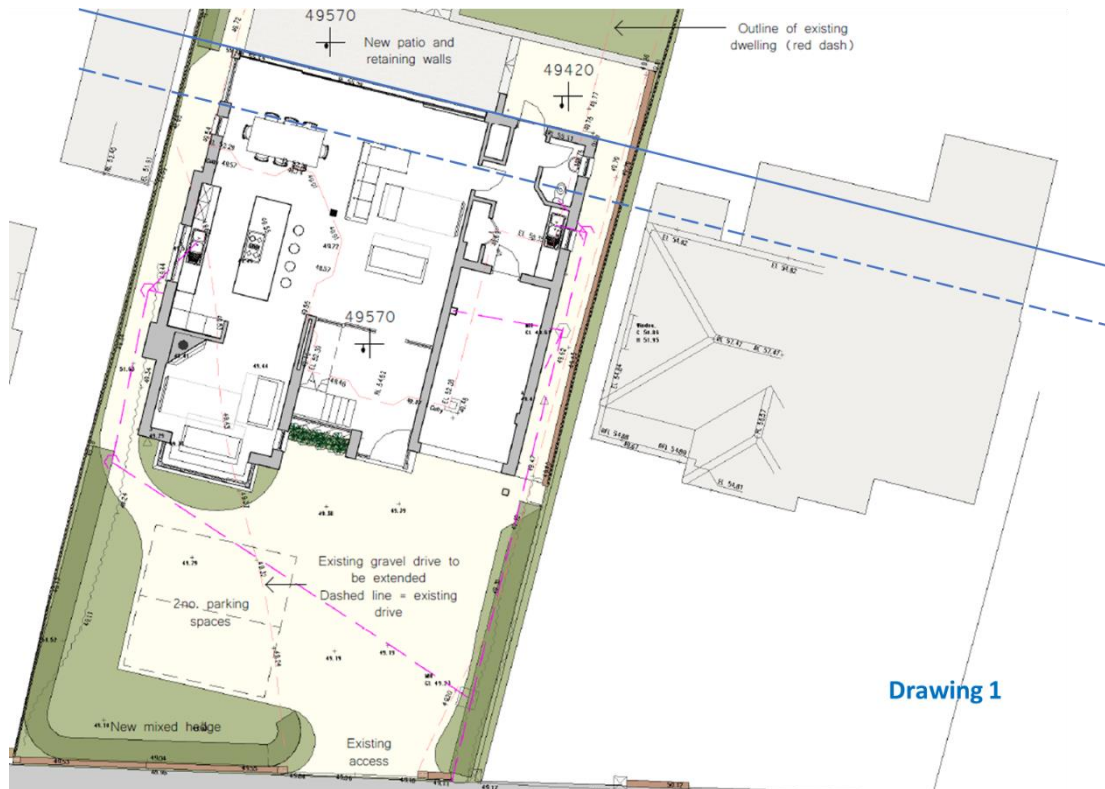


Figure 1 – Contextual photo depicting the existing layout of the rear of 4 and 6 Grosvenor Road.

