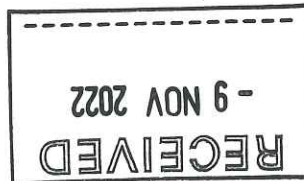


Derek and Margaret Worthy
With Compliments

Coppice Ridge
11 Hound Road
Netley Abbey
Southampton
SO31 5FZ



Eastleigh Borough Council
Planning Department- FAO Claire Campbell-Best
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

7 November 2022

Dear Claire,

I write in regard to planning application reference H/22/93998, and wish to register our objections to the proposed side extension proposed at 9 Hound Road. We live at 11 Hound Road and are therefore directly impacted by the development proposal.

In 2019, we objected to a planning application for a new dwelling on land adjacent to 9 Hound Road, raising a number of concerns, such as the impact on the character of the area, and the impact on our property.

Since the application for the dwelling at 9 Hound Road was refused, we have erected a conservatory after obtaining planning permission (under reference H/20/88712). The conservatory is located in close proximity to the boundary with no 9 Hound Road, and currently screened from view by our boundary hedge to the Hound Road frontage and a boundary wall between us and 9 Hound Road.

Our objections are outlined in more detail below:

1. Impact on character

The extension is larger in width than the property itself. It is therefore out of character with both the host property itself, and the general surroundings. While neighbouring properties to the south (no's 3, 5 and 7 Hound Road) have already been extended with two storey side extensions, these extensions are more proportionate in size with the original dwelling.

This is clearly demonstrated by each of the existing extensions being only large enough to accommodate one window (see Google street view image below), whereas the extension proposed at 9 Hound Road is large enough to propose two windows on the front elevation.



View of no's 5 and 7 Hound Road with more appropriately sized side extensions than that proposed at 9 Hound Road

The Eastleigh Quality Spaces Supplementary Planning Document notes (at page 47) that:

Single or two storey side or rear extensions should be in scale and balance with the whole of the house.

Page 49 of the Quality Spaces document also confirms that a key design principle is to ensure the scale, form, and design of elevations should respond positively to the defining and distinctive characteristics of the area.

The recently adopted Eastleigh local plan Policy DM1 advises that **all** new development should comply with a number of criteria, including:

- Not having an unacceptable impact on residential amenities of both new and existing residents, and the character and appearance of urban areas
- 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

The size and scale of the proposed extension is considered to be out of keeping with the prevailing character and appearance of the area, especially taking account of the size of side extensions that have been implemented on other properties. An extension that is larger

than the original dwelling (as is the case here) is too substantial in size to be compliant with the advice within the Quality Spaces document.

The development proposal is therefore considered contrary to local plan policy DM1.

2. Impact on 11 Hound Road

The proposed extension will have a negative impact upon our property and in particular our newly erected conservatory. As the site location plan accompanying the application includes a sun tracker, it is clear that the proposal will result in our conservatory being overshadowed from around midday onwards by the side extension, resulting in a loss of light to our property. We also have other windows on the side elevation facing 9 Hound Road which would be adversely affected by the proximity of the proposed development.



View from within our conservatory clearly showing the sun passing by. By the afternoon, the sun would be blocked out by the proposed extension



View from within our conservatory showing the existing side elevation of 9 Hound Road. The two storey extension would clearly be completely overwhelming so far as loss of light to our conservatory is concerned

In addition, the extension is to be built in very close proximity to our boundary and will require a substantial amount of earth movement in very close proximity to our property,

and we are concerned the amount of excavation work could harm the structural integrity of our property.

For these reasons, the proposal again fails to comply with the guidance set out in Policy DM1 of the local plan.

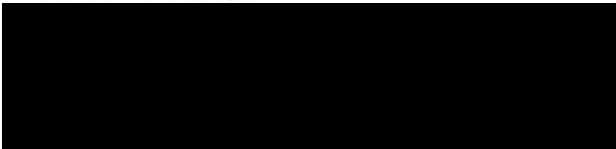
Summary

The extension as currently proposed is greater in width than the original dwelling and is therefore out of keeping with the character of the property, and is substantially larger than other side extensions that have been permitted to similar properties on Hound Road.

We are not opposed to a single storey side extension taking place at 9 Hound Road. However, a two storey extension so close to our boundary will have an unacceptable impact on our property, particularly in terms of loss of light to our newly erected conservatory.

We trust that the Council will fully take account of the comments made above in their assessment of the planning application, and fully acknowledge our concerns relating to the proposed development.

Yours Sincerely,



Mr & Mrs Worthy
11 Hound Road
Netley Abbey, SO31 5FZ