

Planning Proposals for 42 Heathlands Rd. Chandlers Ford, SO53 1GW

Ref: H/23/94676

Planning Dept.

Case Officer, Ms Alexandra Stone,

Eastleigh Borough Council,

Eastleigh House,

Upper Market St,

SO50 9YN

48 Heathlands Road,

Chandlers Ford,

Eastleigh,

SO53 1GZ



1st March 2023

Your ref: H/23/94676 (42 Heathlands Rd, Chandlers Ford SO53 1GW. Loft conversion with dormer, garage alteration and single storey rear extension).

Dear Ms Stone,

Thank you for your letter of 13th February. I would like to comment on the above proposals.

Firstly, I am pleased to see that the design appears to have minimal impact on the streetscape, which is a plus point. However, I wish to raise the following objections:

1) The Proposed Rear Dormer

This would significantly overlook the rear of number 48 Heathlands Road. It would therefore have a significant negative impact on our amenity. It would reduce significantly our privacy inside the property and in the rear garden, which is small, being approximately 3.9 metres in length and therefore very close to the rear of number 42.

View from the rear bedroom window at number 48



2) The Proposed Rear and Side Extension

It is not possible to discover the exact dimensions of the proposal from the plan supplied because no measurements are supplied, and it does not indicate which scale is being used. Furthermore, the area outlined in

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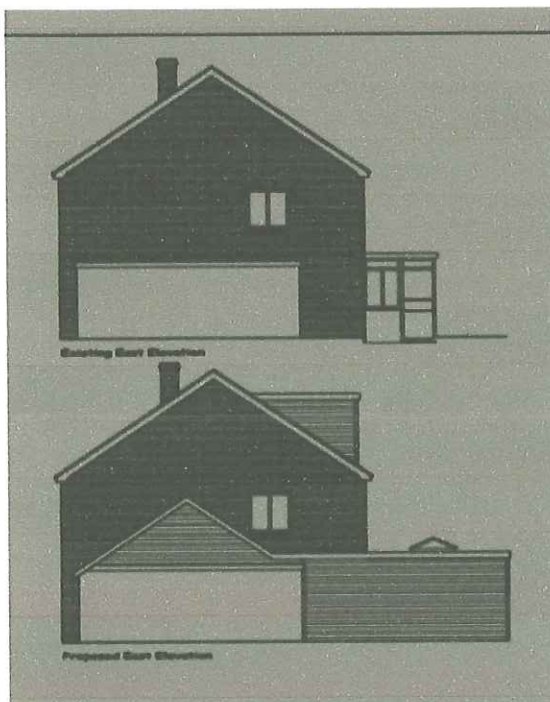
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blue on the Block Plan would appear to be at odds with the east elevation plans regarding the length of the proposed extension.

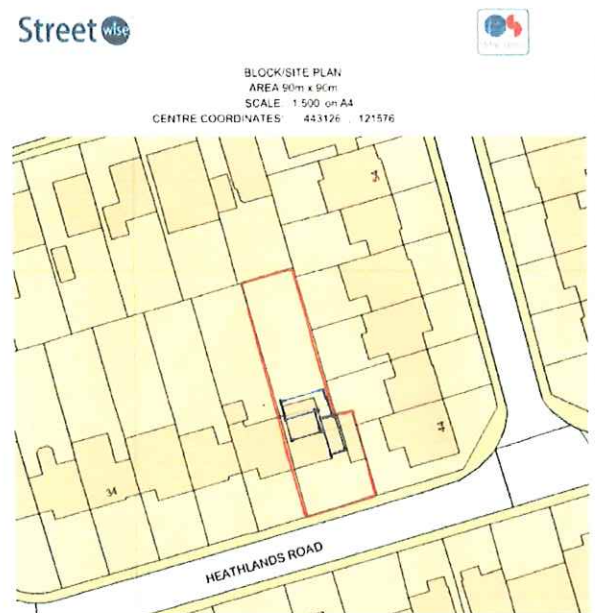
It is therefore not made clear how far the proposed rear extension would extend from the rear of number 42.

Using measurements taken from my own property, I estimate that the proposed extension would extend about 4 metres to the rear of number 42. It seems to me to be extremely likely that it would therefore extend directly behind my rear garden and therefore the east elevation would be right against my rear (west) boundary.

East Elevation of number 42



Block Plan



The size and scale of proposed extension would have substantial negative impact on our amenity because it would be visually intrusive, extremely oppressive and it would reduce the amount of sunlight to our garden. It would also be impossible to maintain the part of our west our boundary fence abutted by the proposed extension.

Environmental Issues :

At times of prolonged precipitation during the winter months, the end of our rear garden abutting the garden of number 42 quickly becomes waterlogged. I am advised that waterlogging in this area is due to clay soil. Heathlands Road has a downward slope from north to south. I therefore have concerns that building this substantial extension up to our boundary would exacerbate the issue of poor land drainage in our rear garden and that of number 42.

I am sure you will appreciate my concerns and I would like to offer the following suggestions for consideration, as I am aware that there are certain permitted development rights for extensions:

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That the east elevation of the rear extension did not extend across the whole width of the plot to our west boundary.

This would be more acceptable, and practical if there were a distance of at least one metre from my west boundary. This would go some way towards maintaining the amenity of neighbouring occupiers and have less environmental impact with regard to drainage. It would also afford the opportunity in the future for maintenance of the east elevation of the proposed extension.

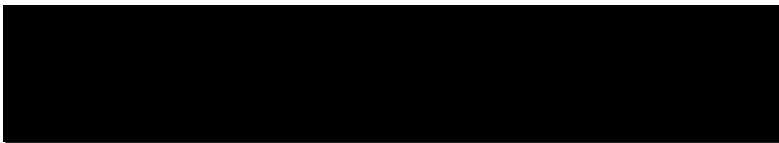
If velux-style windows were used in the proposed loft conversion these would resolve the issue of privacy, and loss of privacy and amenity to neighbouring properties.

The proposed works would then be less visually intrusive for neighbouring occupiers and therefore more acceptable.

As submitted I consider that the current application does not meet the requirements of National Planning Framework and the Local Plan, regarding environmental issues and the preservation of amenity for occupiers nearby.

I would like therefore to request a site visit to number 48 to enable you to view the site from my property.

Yours faithfully,



Susan Baker