

Planning Department
Eastleigh Borough Council
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Upper Market Street
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Hampshire
SO50 9YN

Shaunagh Clare Quarendon
64 Freegrounds Road
Hedge End
Southampton
SO30 0JA

21st February 2023

Ref: Application No: H/23/94586

Description: Demolition of existing garage, single storey rear extension and construction of garden room.

Site: 66 Freegrounds Road, Hedge end, Southampton, SO30 0JA

Dear Andy Grandfield,

I am writing to you on behalf of the occupant, Shaunagh Clare Quarendon of 64 Freegrounds Road, to object to the above development on the grounds as stated below:

- **Overdevelopment:** The proposed development will more than double the existing property footprint. This will dominate the existing house and neighbouring properties. This far exceeds anything in the immediate vicinity. Most notably, it will be substantially larger than the properties 64-76 Freegrounds Road and 2-7 Cortina Way.
- **External design, layout or appearance:** The proposed designs are not in keeping with the scale, character and appearance of the area. The proposed extension will be noticeably outsized, especially in comparison to the scale of the other bungalows on Freegrounds Road and Cortina Way. This would have a detrimental impact of Freegrounds Road's character and appearance. Furthermore, no other properties in the immediate vicinity have a rear garden room of this proposed scale. As a whole this proposal will be visually intrusive and greatly impact the visually amenity of the area.
- **Overshadowing and loss of daylight:** The bungalows on Freegrounds Road 64-76 are purposely staggered to prevent overshadowing. The bungalows to the right of one another are built further forward and finish before the property to the left. See Figure 1.1. This extension will exceed 64 Freegrounds Road property in length. This will result in significant overshadowing to the kitchen/dinning room window, which is also the only source of light to the internal corridor of the property. See Figure 1.2. This is further compounded by a full height pitched roof. This will not only cause a nuisance and affect the 'reasonable man' Right to Light but will have a significant personal impact upon Shaunagh Clare Quarendon. As someone that is visually impaired, any reduction on light will significantly impact her ability to navigate her property.

Especially when combined with Shaunagh's limited mobility, which necessitate the use of oxygen and a gutter frame to navigate her property. Occupational therapy already considers Shaunagh to have a significant falls risk. This proposed development and subsequent reduction in light, will particularly make the kitchen/dining room and hallway hazardous to navigate. (Medical proof can be provided upon request).

- **Structural Concerns:** This development is 3 metres away from 64 Freegrounds Road. With such a significant proposed extension, there are structural concerns, which have not been addressed regarding the impact this will have on 64 Freegrounds Road. We would request that an assessment is done to ensure this will not detrimentally impact the stability or foundational integrity of 64 Freegrounds Road. Most notably regarding the Party Wall Act 1996, Section 6.
- **Excessive noise, dust and smells:** There are also concerns about excessive dust and smells. As mentioned, Shaunagh Clare Quarendon has significant health limitations. She is an oxygen dependant individual, that has oxygen throughout her property. There are concerns that a development of this size will drastically impact the air quality. What measures will be taken to mitigate this?

In summary, we are not opposed outright to the development of the neighbouring property 66 Freegrounds Road, as long as compromises can be made. Most notably regarding the overdevelopment of the site and loss of daylight to the kitchen/dining room window and hallway.

Please do not hesitate to get in touch if you require any further photos, images or supporting medical documentations for anything mentioned above.

Kind regards,

Natalie Anne Quarendon

Figure 1.1.



Figure 1.2.

