

5 Drummond Way
Chandlers Ford
EASTLEIGH
SO53 1TX



22 March 2023

Dear Sir/Madam,

Re: Application **H/23/94738**

(Roof alterations and extensions to create first floor living accommodation with 2no. front dormer windows, front porch, garage conversion and elevational alterations)
at **10 Drummond Way, Chandlers Ford**

Thank you for your letter dated 9 March 2023 notifying us of this planning application.

We wish to object to the proposal on the following grounds:

1. The proposed conversion from a bungalow to a chalet-style house would not fit in well with the street scene.

Drummond Way has three bungalows (nos 7, 8, and 10) which were carefully sited to reduce the visual impact of the density of the estate. Nos 7 and 8 are sited next to North Millers Dale to reduce the visual impact on that road. Number 10 is sited to reduce the visual impact at the Ormesby Drive/Drummond Way junction.

When travelling along Ormesby Drive, three properties in a row (6 Albury Place, 1 Albury Place and 10 Drummond Way) form a cohesive set of bungalows contributing to the balanced street scene.

Conversion to a chalet-style house is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan which states that development should "take full and proper account of the context of the site including the character, appearance [...] of the locality or neighbourhood, 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."

2. The proposed form and design of the application would not fit in well with the street scene.

No other properties in Drummond Way, Ormesby Drive, Albury Place, Apsley Place or Stratfield Drive are chalet-style houses with dormer windows. Hence, the proposal is not in keeping with the character of the estate, which forms part of the North Millers Dale Character Area.

Supplementary Planning Document for the Chandler's Ford and Hiltingbury Character Areas states that "Dwelling types and style" form part of the distinctive characteristics of character areas such as North Millers Dale. As such, the proposal is contrary to the policy.

3. The proposed building materials of the application would not fit in well with the street scene.

The application proposes to use dark grey pantiles, grey composite cladding boards, and render. None of these materials are used elsewhere in Drummond Way. The estate uses terracotta coloured "Marley Bold Roll" tiles, timber cladding or tile-hanging, and brick walls.

Supplementary Planning Document for the Chandler's Ford and Hiltingbury Character Areas states that "Materials used" form part of the distinctive characteristics of character areas such as North Millers Dale. As such, the proposal is contrary to the policy.

Also, Policy DM1 of the Eastleigh Borough Local Plan states that development should "be compatible with adjoining uses and be well integrated with these in terms of [...] materials, [...] both in itself and in relation to adjoining buildings, spaces and views". As such, the proposal is contrary to the policy.

4. The application leaves the property with inadequate parking provision. Drummond Way already suffers from parking problems, with vehicles often parked on grass verges, including outside number 10 which is sited at the entrance to the cul-de-sac.

Currently the property has two parking spaces: one in the garage and another on the drive outside. The applicant has submitted inaccurate plans showing space for two cars on the drive. We have attached the Title Plan from the Land Registry showing the true property boundary - as can be clearly seen, there is only space for one car on the drive. Hence, removing the garage leaves the property with only one parking space.

The application states that the new first floor will have three bedrooms and one "dressing room". In practice the proposed dressing room is in fact a fourth bedroom

as it is accessed from the landing. So the application if approved would result in a four bedroom house with only one parking space.

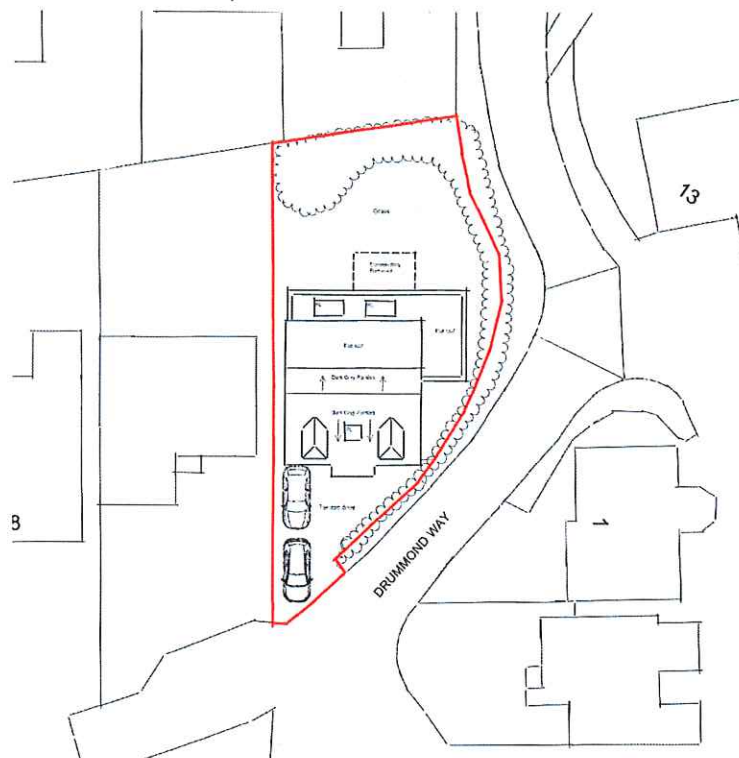
Residential Parking Standards supplementary planning document includes a Table showing the required parking spaces for developments. 2/3 bedroom houses are required to have two parking spaces and 4+ bedroom houses are required to have three. As such, the proposal is contrary to the policy.

Please confirm receipt of this letter by emailing [REDACTED] or phoning [REDACTED]
[REDACTED]

[REDACTED]
5 Drummond Way

Enc. Applicant's site plan and the Land Registry Title Plan

Applicant's inaccurate site plan:



Land Registry Title Plan showing true property boundary:

