

To: Eastleigh Borough Council

9 Drummond Way
Chandlers Ford
Eastleigh
SO53 1TX

13th April 2023

FAO Clare Martin - Case Officer

Reference planning application H/23/94738 10 Drummond Way

Further to receiving notification of the above via letter on 15th March and then your formal confirmation to extend our comment period due to us being abroad almost immediately after receiving the notification, and unable to access information or seek advice until our return, we reply as follows.

We wish to object to the proposed planning application based on the points below.

1. The proposed conversion/rebuild from a bungalow to a chalet style house would create an alien form of development that would be out of character with the site's context and does not integrate with the street scene or any other properties in the immediate area. No other properties in Drummond Way, Stratfield Drive, Ormesby Drive, Albury Place, or Apsley Place are chalet style houses and therefore not in keeping with the character of the local area, as referenced in supplementary planning document for Chandlers Ford and Hiltingbury - that dwelling types and styles form part of the distinctive characteristics of areas such as North Millers Dale. Also, with reference to the Council's local plan policy DM1 as stated in point 2 below*. The proposal is contrary to both of the Eastleigh Borough Council policies. Furthermore, dormer windows do not feature in the street scene at all, and this would exacerbate their prominence.
2. The application proposals are unduly overbearing in relation to the size of plot available. Noting the current bungalow has previously been extended to the east boundary limit and that the west elevation is already within one metre of no. 9 Drummond Way boundary, only partitioned by narrow alleyway(s) between the properties for access to the rear garden(s). It is also overbearing for the street scene at the narrow road entrance to Drummond Way from Ormesby Drive and in relation to the limited frontage of the plot. There are three bungalows in Drummond Way (no's 7, 8 and 10) and two more bungalows (at the end of Albury Place) aligning the Ormesby Drive approach to no. 10, which all currently positively reduce visual impact and provide a well-balanced street scene, none of these dwellings are of two-storey build.

The Council's local plan policy *DM 1 states that any development should; *"take full and proper account of the context of the site including the character, appearance [...] 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"*.

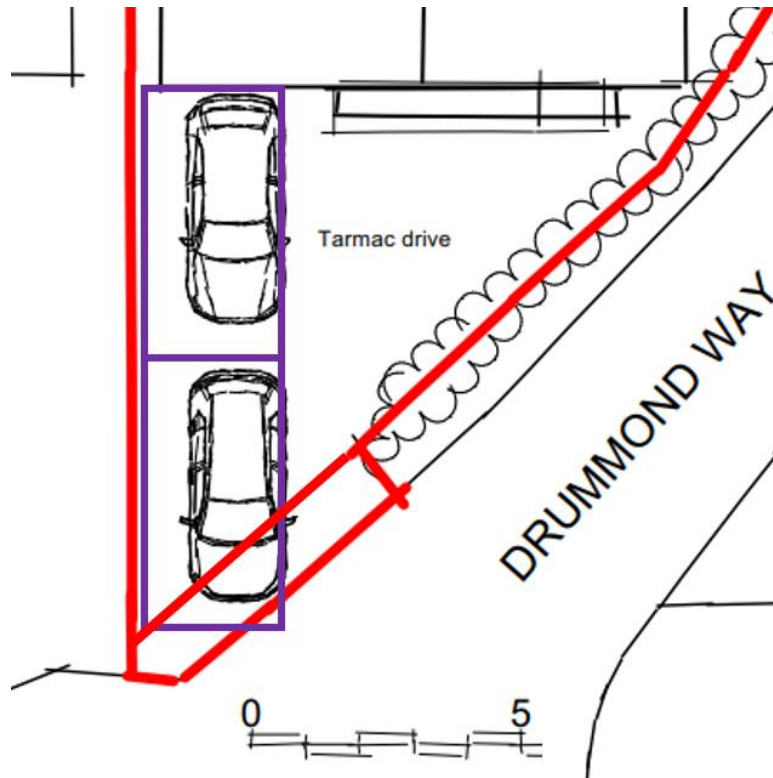
The planned two-storey chalet style conversion/rebuild is therefore contrary to the Eastleigh Borough Council local plan policy.

Furthermore, we consider that the approval of this application would set a dangerous precedent and would make it difficult for the Local Planning Authority to reject similar proposals at the remaining bungalows identified above. This could in time lead to a total loss of the original character and an overdevelopment of the area generally. If a precedent were to be established, it is conceivable that the effect will be a substantial loss of bungalows in the locality, and this would be contrary to the provisions of the adopted local plan which seeks to protect a mix of dwelling types, including bungalows that serve our ageing population.

3. The proposed building materials of the application use dark grey pantiles, dark grey cladding board, and are out of context with other properties in Drummond Way. These use terracotta/brown coloured roof tiles (Marley bold roll in design), terracotta/dark brown coloured cladding boards/tiles, and brown/light brown brick walls. The application photos (both street scene and aerial) illustrate this fact fairly well. Therefore, it is clearly out of context and character with the street scene and contravenes the Council's local plan policy DM1 stated in point 2* and indeed the supplementary planning document for the Chandlers Ford and Hiltingbury character areas in relation to materials used which form part of the distinctive characteristics of areas such as North Millers Dale.
4. We believe that the applicant has incorrectly drawn their Site Location Plan, and in our opinion, the plan incorrectly claims that the applicant has control over what is Council owned land and a public pathway containing utilities, services, and a lamppost. Correcting this boundary line, alongside the applicant's plan to remove the current garage space, leaves the property with only one useable parking space. There is also a planned extension to the front design/roofline, adding a porch area beyond the current property footprint and therefore taking up a further element of what limited driveway/frontage is available to the property.

Residential parking standards supplementary planning documents show a table advising parking spaces for developments of two/three bedroom houses require to have two parking spaces and four+ bedroom houses, three spaces. In addition, the planning application shows the first-floor extension to have three bedrooms and a large walk in "dressing room" accessed directly from the landing, this proposed dressing room is in fact a fourth bedroom. Therefore, the application proposal is contrary to the Council's own policy. And if correct, we understand the applicant will have failed to serve notice on an affected landowner and the planning application is invalid, and this cannot be rectified.

The diagram below shows our annotation of our understanding of the land ownership and shows two tandem 5.0 x 2.5m parking bays in purple, and clearly shows how the parking of two vehicles would protrude onto the public highway causing a physical obstruction, which would in our opinion give rise to highways safety impacts.



We trust you will agree that the proposed 'dressing room' could clearly be used as a fourth bedroom, and indeed, an estate agent would market the property as such.

Notwithstanding the above, Drummond Way already suffers from parking problems, and vehicles often park on the verges including the narrow entrance from Ormesby Drive and indeed adjacent along the verge of no. 10, this without the addition of more overflow vehicles as a result of reducing parking capacity on residents own properties - as would be the case if this planning was approved.

5. In relation to the immediacy to our own dwelling and the planned full two-storey extension (within 1 metre our boundary) - it is clear that we will lose both light to the rear lounge patio door area and indeed an even more negative impact of much reduced sunlight to the rear garden/property (which already has reduced sunlight due to its north facing perspective)

To help clarify our concerns, as it may not be clearly apparent on the plan drawings; the outline of the existing bungalow's roof gradually elevates away from our property and as such has minimal impact during the sunlight hours to the rear garden/property. This is due to its low level of height and the current roof line configuration. However, the planned two-storey extension dormer window extension with a roof line being rotated by 90 degrees and increasing in height, would have a significant negative impact on sunlight for the majority of the morning hours. The plans also indicate that the two-storey dormer extension, immediately adjacent to our property, would in fact protrude beyond the rear alignment of our own property (at two-storey level) - which in itself further reduces day/sunlight and would be an overbearing and obtrusive feature. Please see attached photos with the view of the current bungalow roof line and sunlight to our rear garden. The proposed plan would

restrict this view and reduce sunlight, overshadowing a significant part of our rear garden for the morning hours. This genuine concern and unnecessary negative impact are caused due to the overbearing nature of the plan in relation to the plot size and its immediate proximity to its surroundings.

6. The planning application rear north elevation illustrates a two-storey dormer flat roof extension with three windows relating to bedrooms/dressing room etc. These significantly reduce the privacy in our rear garden that we currently enjoy.

The application proposals contravene the aims of the Council's quality places supplementary document in relation to residential amenity in providing the relevant private space and an unnecessary reduction to the aforementioned sunlight.

In summary, for the reasons stated, the planning application proposals represent an overdevelopment of the site and an unsympathetic and disproportionately large extension when compared to the original dwelling size as built.

Furthermore, we consider that the proposed development would be overbearing, alien and overly dominant in the street scene at this entrance location to Drummond Way. It is not in keeping with the street scene, well integrated or in character of other dwellings, and will significantly reduce the residential amenities that we currently enjoy, including a substantial loss of privacy, daylight, and overshadowing.

If you can please confirm receipt of our correspondence - thank you.

Yours Sincerely

Andrew and Elizabeth Cole

Letter sent via email and hard copy with attached photos of current rear garden view/sunlight.