

Planning Application

134 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HQ

Representative	Address	Comments
John Bunch	138 PARK ROAD CHANDLER'S FORD EASTLEIGH SO53 1HQ	I would like the following comments to be considered in relation to the current application. (i) the installation of windows in the roof would allow a dominating perspective from which it would be possible to look down on neighbouring properties, including the front and rear gardens of my own property. (ii) the rear extension would create a long blank wall which would, again, be a dominating feature in the street scape and have a detrimental effect on the same. (ii) the overall development would seriously damage the appearance of a fine example of an Edwardian villa.
Clare Thornton	3 LINDEN GROVE CHANDLER'S FORD EASTLEIGH SO53 1LE	Reasons for Objection: Loss of privacy: This dwelling has a naturally higher roof than most of the surrounding dwellings, and by converting the loft and making this a 3 storey house, the elevated position of the new top floor windows will project an uninterrupted view directly onto our main amenity area immediately outside our back door, where our hot tub and decked area are situated, from both the proposed north and west facing dormer windows. Although there is already a west facing window on the second floor, the lower height of this means it does not project a view onto our decked area and we can sit down and enjoy our outside space without being overlooked – this would no longer be the case. If the loft conversion windows were skylights instead of dormers, or if the windows were above eye height and/or obscure glass and un-opening it would be a solution to this problem. As the north and west dormer windows are for a staircase and dressing room respectively a view is presumably not essential, and just be needed as a source of light, therefore this need would be met. Detrimental impact upon residential amenities: The proposed development does not respect the local context or the scale and proportions of surrounding buildings and would be out of character for this area, to the detriment of the local environment, and would set a precedent for surrounding dwellings to add large box style extensions. The proposed ground floor extension's appearance is that of an infill dwelling with no consideration given for the appearance and treatment of spaces between and around surrounding buildings. The single storey extension seemingly doubles the footprint of the existing dwelling and its excessive scale, form, design and appearance would result in a sense of enclosure creating an overbearing impact upon the amenities. As stated in the Design and Access Statement (part 1.3 Site Constraints, Opportunities and Access) the dwelling to the north (136 Park Road) has a conservatory and two ground floor windows close to the bordering fence and it is acknowledged that the proposed extension needs to be set back to avoid an issue (the specific issue is not addressed however). The position of the proposed extension is not significantly set back, and together with its 3m height and timber cladding, would give the appearance of a 3m fence or a view similar to a row of containers, resulting in a very poor view, overshadowing, and probable loss of light to the neighbouring dwelling, made more impactful given the neighbouring dwelling is to the north. It would effectively look like an unsightly 3m high fence stretching the length of the site, also visible to us and other surrounding neighbours. As detailed in 1.4 Site Context of the Design and, Access Statement the example houses given as exceptions to the more typical

		surrounding houses do not support the proposed features of this proposed extension, in fact they just confirm that they too are typical houses, traditionally built, with plenty of surrounding space and of only two storeys in height. I have not been able to determine the distance between the proposed ground floor extension and the two adjacent dwellings, as it is not detailed in the plans, but in this low density area the proposed development does not fit in with other houses in the street. The design, with it's substantial dimensions, is not in keeping with the host dwelling, which is a charming and characterful period property. The zinc roof is at odds with the current slate roof, and the timber cladding is at odds with the brick construction of the host dwelling and the box shaped rear extension creates an unsympathetic and unharmonious addition. The final overall size of this property would be significantly bigger than the space needed to house one additional (elderly) family member, and there is risk that the property could quite comfortably house 10-12 people, with the 5 proposed bedrooms plus other rooms which could easily be converted to bedrooms in the future. This could potentially create parking issues, and the 3 suggested car parking spaces could become inadequate, resulting in congestion in the surrounding roads or the front garden becoming a car park, reducing significantly the amount of green space.
Talvinder Robinson	136 PARK ROAD CHANDLER'S FORD EASTLEIGH SO53 1HQ	It is an overdevelopment of the site and ruins a charming plot containing a double fronted Edwardian house - which is twice as big as mine in its current state. The main reason stated for the extension is to house their mother. Who is an independent lady that is very mobile and able to drive around. She could be easily be housed in the current home with minimal changes. It is a large 4 bedroomed house which has a family of 3. Two adults and a young child - leaving 2 bedrooms spare. It is commercial development that is akin to building a bungalow in their garden and adding an office, gym etc and joining it to the main building classes it as an extension. This is overkill to a simple issue of 'housing' their mother. Adding a room in the loft in addition to the proposed extension will provide the property with 6 bedrooms - housing a family of 3 and a mother. Leaving three bedrooms not utilised. Ultimately, this home is likely to have the husband and wife living together in a 6-bedroom house and it will be likely at that stage they may want to downsize especially when 4 to 5 bedrooms will not be utilised on a day to day basis. This charming property will be ruined permanently for what is a 'temporary' situation in life most people go through. I have walked around the cul de sac that 134 Park Road faces and all the houses are well detached and have the feeling of spaciousness. I look across the road towards 135 Park Road and 137 Park Road property and they too are well detached giving a feeling of spaciousness and attractive greenery. Currently my house - 136 Park Road is well detached from 134 Park Road - by at least 10 to 15 metres. They wish to reduce this space from 15 metres to just 2 meters. This is not acceptable - it is not in character and keeping with the current properties in our immediate vicinity. The extension is proposed to be 3 meters high and run 1 meter away from my fence for approximately 20m alongside my fence. The extension will be overbearing and dominating. It will be approximately 70cm higher than the top of the windows in my lounge. Currently, I sit in my lounge and I can see the sky. My room is well lit with natural light - whilst they at 134 Park Road are maximising the natural light going in their extension they are denying the natural light coming into my

		lounge. Instead of seeing the sky - I will be seeing the timber cladding from their extension. The height of their extension will also block out the sunlight going into my conservatory. The height of the extension will be approximately two thirds of the height of my house - approximately one meter below the bedroom window sill. It will be an eye sore to other neighbours as well as myself. I also object to the windows in the attic overlooking my front garden. They are obtrusive, large and not using material that matches the current character of the home. The zinc finish on the Dorma's in the attic will definitely not be in keeping with current properties in Chandlers Ford. They could just use skylights. In short, this extension should not be allowed because it is too large - it is an over development of the current site. Whilst the brief says it is to house their mother - who is independent – clearly it is much more than that. It feels like a commercial development. It is essentially a bungalow in its own right but by attaching it to the property classes it as an extension. Otherwise it would be a property within its own right and would have the associated running costs such as council tax. 2. The extension is very large. It is 3 metres tall and will tower over the current fence - block out the light from my lounge. Be two thirds of the height of my property. It is not in character of the current home and will negatively impact the street scene. It is unattractive and will be visible to many neighbours. 3. The height of the extension will block out the sunlight getting into my conservatory 4. Materials used for the extension (timber) do not match the red brick of the current character home. 5. The Dorma windows project 2 meters out from the roof – they are unattractive – not in keeping of the character or charm of the current property. Adding a zinc finish make the Dorma's more conspicuous in an unpleasant way. They will also overlook my house invading my privacy and to some extent my immediate neighbours' privacy. The Dorma facing the back of the house will overlook the garden at 3 Linden Grove – also invading their privacy. 6. The garden space would be significantly reduced currently it commensurate to the size of the property. 7. I also object to the bin store being so close to the boundary between our houses. They could place it away from the boundary. We bought our property because it was well detached and the area was attractive with its greenery - this 'new' building takes this element away from it. Another concern I have is - what's to stop this building from being further extended into a double storey by the current owners at a later stage. Chandler's Ford is a lovely place to live and we are privileged to have some homes with characters and charm - like the double-fronted Edwardian house under question. I believe we need to preserve these homes and stop them from being over-developed. 134 Park Road is a lovely large character property that can that needs to be preserved in its current state and the pleasant street scene maintained. If the current owners must have an extension it would have the least effect on others if it was built either at the back of their house in place of the conservatory or run alongside their back fence. These solutions will not negatively impact the street scene, block the light from my lounge windows, conservatory or impact the space between my house and theirs. Having a feeling of greenery and space is not only great for the street scene – it also gives the people living or walking in this area
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		a feeling of well-being in general and helps in mental wellbeing of the residents.
Jacqui Glynn	137 PARK ROAD CHANDLER'S FORD EASTLEIGH SO53 1HT	I live directly opposite the house and am very supportive of this proposed development. The property already has a side extension and stand alone garage, this development will continue to improve the property and make good use of the land.