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31 August 2023

Dear Gary

Amended Plans for Home Farm, St Johns Road, Hedge End Application Reference F/23/95431.

Following our useful discussion at our meeting of 16 August 2023, please find enclosed amended plans for the above planning application. I summarise the changes below:

Site Layout

- Plots 2&3 and 6&7 have been repositioned to widen the courtyard and expose more of the elevations of plots 4&5 to view. The repositioning also provided a greater turning area for the refuse vehicle;
- Plots 1&8 remain in their current position to retain the sense of enclosure of the courtyard;
- The informal footpath between plots 4&5 has been omitted;
- Plot 2 has been handed to increase the landscaped area within the courtyard;
- The external face brick walls enclosing the courtyard have been repositioned and the area of block paving increased;
- The scale of the tree planting along the rear boundary to the neighbouring houses has been reduced, albeit my client is willing to accept a landscaping condition to agree specific planting details;
- 2 x larger 'signature' trees have been introduced within the courtyard, altering the proposed tree cover from 3 x smaller trees.

Site Sections

- These have been amended to reflect the changes to the site layout.

Plots 1&2

- The window width in the master bedroom of plot 1 has been increased in size to a triple light casement;
- Plot 2 has been handed to increase the landscaped area within the courtyard.

Plots 4&5

- The informal path between the car parking spaces has been removed;
- The positions of Bed 4 and family bathroom on both plots has been swapped to allow:
- An increase in height of the window to Bed 4 on the south west (front) elevation of both plots;
- The black vertical boarding to North east (rear) elevations of both plots has been removed as discussed in lieu of face brickwork.

Plots 6 to 8

- Plots 6&7 have been repositioned relative to plot 8;
- The window width in the master bedroom of plot 8 has been increased in size to a triple light casement;
- The pitched roof over the ground floor bay window on plot 8 has been amended;
- The windows to the utility room and ensuite on plot 8 have been amended to provide a better balance to the south west elevation.

You had also requested a masterplan as per the Local Plan policy requirement and a conveyancing plan to be assured as to which areas would remain communal. These plans are also attached.

If you require anything further please do not hesitate to contact me.

Yours sincerely



Louise Cutts BA(Hons) DipTP MRTPI

Director

Wessex Planning Ltd



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