



5 October 2023

Ms Clare Martin
Planning and Environment
Eastleigh Borough Council,
Eastleigh House,
Upper Market Street,
EASTLEIGH
SO50 9YN

Dear Ms. Martin,

Application Nos F/23/96022 and L/23/96047

Proposed construction of a two-storey detached dwelling and garage in the garden to the rear of Botley House, High Street, BOTLEY, SO30 2EA

We are writing in connection with the above planning and listed building applications. We own and occupy the adjacent listed property Portland House (No 29 High Street)

While we are of the opinion that the proposed development will detract from the character of Botley House which is a listed building, we acknowledge the owners' right to develop the site as best suits their requirements.

Although the proposed two-storey building will be little visible from the ground floor of Portland House, it will be clearly visible from our east and south facing first floor windows and from our back garden. We have accordingly made the following suggestion to Mrs Dixon to mitigate the impact on our property which we believe should be conditions of any planning permission granted.

1. The planting of some additional trees (type and position to be agreed) along the west border of the garden to Botley House, which would assist considerably in restricting views of the new house both from and to Portland House, in particular immediately adjacent to the garage of Botley House and halfway down the garden. The existing pear trees afford some degree of screening in between these points, but these are now very old and will not last for many more years. We should like to be assured that these will be replaced as and when they die.
2. Reinstatement of the boundary brick wall to its original height. When a previous owner of Botley House rebuilt the wall which separates the two properties, he did so to a

height several courses lower than the original. We should like this wall to be reinstated to its original height, thus restoring the integrity of the listed boundary, and securing greater privacy for us and the owner of the new dwelling.

Finally, we would observe that the construction of a substantial house in the garden of Botley House will inevitably increase the amount of vehicular traffic accessing the property from the main A334, including heavy vehicles during the construction period. Exiting the drive involves straddling the pavement until there is a gap in the traffic. While we have no proposals in this regard, we suggest that consideration should be given to improving the access for the benefit of drivers and the safety of pedestrians.

Yours sincerely,

[Redacted signature]

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