

PLANNING INSPECTORATE APPEAL REFERENCE: APP/W1715/W/23/3321290

I wish to express my objection to Planning Application F/22/94200 to Eastleigh Borough Council (EBC) proposing a single story 3 bedroom property with additional on site parking to the rear of 23 Oatlands Road, Botley, Southampton. SO32 2DE

My concerns are the over development of the site, the obtrusive and cramped in nature of the building, the loss of privacy and the noise generated by vehicles in extremely close proximity to my ground floor bedroom and living accommodation, in which, my wife and I are reliant.

BACKLAND DEVELOPMENT

The Borough Council has previously rejected the application for several reasons and the appellant has responded to one reason of the rejection being excessive back-land type development in the area. The Appellant states *"The area has examples of back land type development located at 1 and 18-20 Oatlands Road, 21 Crowsnest Lane, Thaxted and Field View in Winchester Road"*. What the appellant has not identified, is that each of these locations provided large plot sizes of over double that offered by this application. Also, the Appellant has not identified that these developments were built 15 and more years ago. Since that time, Eastleigh Borough Council has introduced significant policies specifically designed to limit this type of development and inappropriate and cramped-in development such as this new proposal.

The Appellant has also not appreciated that at each of the above locations, in particular Oatlands Road, Crowsnest Lane and Winchester Street provided large plot sizes over double that offered by this application. This has enabled each location to be facilitated with detached properties, some with double garaging, appropriate turning and parking arrangements and large garden amenity. In addition, they all offer superior privacy to nearby properties by the provision of large trees, hedging and areas of shrubbery. A large percentage of these developments being at the end of substantial driveways that distance themselves from the donor properties, limiting the effects and impact to the neighbours living in close proximity. None of which can be achieved within this application.

GROUND COVER

I note the response from the Ecology and Tree Officer reports and recommendations. Neither of the officers identified that there is a substantial and well established shrubbery in existence within the garden of 23 Oatlands Road on the boundary to the adjacent properties. This includes a number of maturing trees and shrubs that offers considerable amenity, privacy and peaceful enhancement to the local environment over the years, in addition to providing pollinating plants and shelter to insects and wildlife. This application will require the removal of a large part of these areas.

DRAINAGE

I am concerned by localised surface water flooding that has the potential of effecting my property. The appellant's plans do not show the location of any soakaways and if they are required, they must be located 5m from any building and 2.5m from any boundary. The land area of the proposed development is very limited to accommodate such distances.

I confirm that my garden has a subsurface of dense clay below the topsoil, identical to that of the proposed site. This will present a significant issue from the large surface area drainage from the flat roof, the garden and adjacent areas. Considering the above factors, the potential for surface water flooding affecting me and neighbouring properties is significant.

CAR PARKING & ACCESS

The appellant states, "The proposed access road would pass close to the common boundary with Number 21 Oatlands Road. This property contains a garage and an assumed store with rear facing window, whilst passing cars would be audible from the dwelling and garden area, they are unlikely to pass at great speed and the limited frequency of vehicles arising from the single modestly sized dwelling would not be likely to result in unacceptable impacts from noise and disturbance for existing occupiers"

I need to clearly identify to the Council and the Inspector that the ground floor, at the rear of my home and adjacent to the proposed development, is a ground floor bedroom with shower and toilet facilities. Due to our age, my wife and I are reliant on this downstairs facility for our current & future healthcare and wellbeing.

Eastleigh Borough's Parking Standards for Residential Parking 2009 state '*Parking areas should be visually unobtrusive and should be situated 3metres from the nearest point of any dwelling AND "Avoid adverse effect on neighbours"*'.

The parked cars will be visible from the upper floor of all the surrounding properties and audible when parking and leaving. The application should show more detail to include information and measurements relating to the required turning arc. The present plan looks extremely tight when a vehicle is having to reverse from the parking bay to exit.

Dennis Stokes

21 Oatlands Road, Botley, SO32 2DE

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