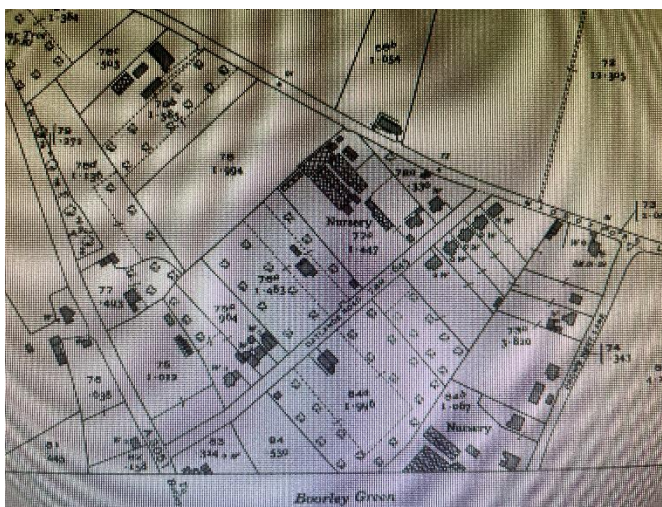


Town and Country Planning Act 1990
Appeal by Mr & Mrs Adam Eldridge
Site Address: 23 Oatlands Road, Botley, SOUTHAMPTON, SO32 2DE

APP/W1715/W/23/3321290

Reason 1;

The argument that this backland development and precedents are a number of years old is poor if you look at the OS extract below and only highlighted further be new development being built North of Maddoxford Lane. All the houses built since have significantly eroded the character of the area with dwellings located behind frontage development are a feature of the area, in particular those on Oatlands Road. Importantly the proposed dwelling is only single storey therefore not prominent in the street scene given the disparate character of the area



Historic map extract 1945-1971

We know that each site is judged on its own merits however the immediate neighbouring sites at 20 22 Maddoxford Lane and 18, 20 Oatlands Road are respectful of the prevailing character of the locality, including the existing pattern of development due to being within the 0.5 hectare range not to mention the various others that exist in close proximity. Therefore, the proposed would not result in a plot of a size which is significantly smaller than neighbouring plots and out of keeping with the immediate locality.

Reason 2;

Once again this argument is flawed due to what exists immediately adjacent serving other residential dwellings, the proposed minimum rear garden depth of 6.7m extended to 12.6m would be ample to provide any new occupiers with an acceptable level of amenity for recreation and utilitarian use therefore not small by modern standards and perinately 'Quality Places' SPD starting point is a quantity based assessment so not clear how this is applied other than in very subjective manner?!

Reason 3;

Corrected nutrient budget calculation is attached

Third party comments;

The distance from the first floor window of Number 20a Maddoxford Lane to rear of proposed dwelling is 17.8m whilst Number 20a is at an oblique angle to the same elevation. The north east flank elevation of the proposed dwelling is 2.4m from the boundary which consists of substantial and well-established shrubbery in existence within the garden of these and Number 23 Oatlands Road on the boundaries to the adjacent properties therefore no negative impact on these dwellings.

The traffic movements typically associated with a single home is around six to eight vehicle movements each day, which is not excessive. These would pass close to the flank of No 21 Oatlands Road. However, I saw that No 21 has only one small window to this side elevation with driveway 1.5 away as such any vehicle using this short stretch of private drive would do so moving at only a low speed. Furthermore the width of the drive, at 4.5m, would not be so constrained that a car would struggle to negotiate its length to suggest that the movement of vehicles associated with these generate unacceptable levels of noise or disturbance generally or that they impact upon the living conditions.