

Application	X/23/94736
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MS SOPHIA GOODHEAD
TERENCE O'ROURKE LIMITED
EVERDENE HOUSE DEANSLEIGH ROAD
BOURNEMOUTH
BH7 7DU

Monday 6 November 2023

Dear Sir/Madam

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No:	X/23/94736
Description:	Variation of condition 1 (approved drawings) of reserved matters application RM/19/86658 (pursuant to outline planning permission O/15/75953, as amended by X/19/84943) for Boorley Gardens Phase 3 to allow revisions to the house types on plots 463-648 (with the exclusion of plots 569-577, 580, 583, 595-599 and 621-631).
Site:	Land North West of Winchester Road, Boorley Green, Hampshire, SO32 2BX

I am writing in response to the above application to vary the previously approved house types on some of the plots in Boorley Gardens phase 3. These comments should be read in conjunction with the consultation responses received from Landscape and Housing.

Layout and street scenes

The proposed changes to the house types have led to some amendments to the overall layout, some of which are not acceptable and further changes are required. In addition while further assessment of the individual house types is still to be undertaken (which may result in further changes being required) in assessing the amendments to the layout some issues with the proposed house types have been identified and are listed below.

Please make the following changes:

- The terrace of plots 469-471 needs to be redesigned as it is currently unbalanced due to the use of 2 different house types in the terrace of 3 units and it creates a discordant feature in the streetscene.

The terrace has been adjusted as below, as discussed and agreed in your email dated 20 December 2023.



HT Tillman-X HT Tillman-X HT Tillman-X
Plot 471 Plot 470 Plot 469

- The terrace of plots 506-508 needs to be redesigned as it is currently unbalanced and does not achieve a sense of rhythm. Plot 506 should be handed. This has been adjusted as below, as discussed and agreed at our meeting on 13 December 2023.



- The variety of house types on plots 511, 510, 509, 549, 548, 547, 546, 568, 567 is such that the streetscene these units form facing the western area of public open space – the first part of Streetscene 15 – is not cohesive and does not have a consistency in its character and appearance. As such amendments need to be made to these plots to provide more a better designed streetscene. Our

observation is that the only difference is the presence of more gables in our street elevation. The character and details are consistent. To address the concerns however we propose the following to reduce the gables: 511-Bowyer instead of Fuller, 509-Weaver instead of Fuller, 568 Weaver instead of Jewler, all reflected in revised layout and illustrated below as discussed at our meeting on 13 December 2023.

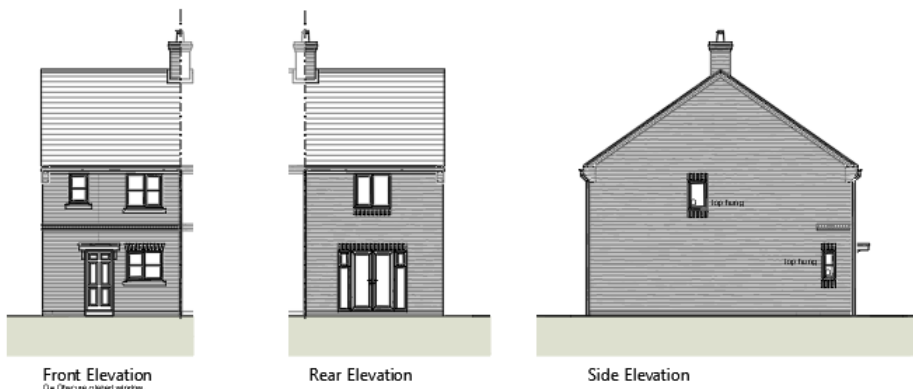
PREVIOUS APPLICATION



REVISED



- The side elevation of the Jeweller X house type needs improving with the addition of side windows to serve the study and bedroom 3 as the blank façade adjacent to the stairwell window creates an unbalanced elevation on important corner plots 479, 481, 528 and 568. The Jeweller HTs have been amended to Weavers (to also address comments in response dated 23/11/23)
- The porch style on the Cooper X house type needs to be amended as the design is such that the canopy is too close to the window headers on either side of the front door. In addition to changing the porch canopy the W.C. window should be moved to the side elevation. We have adjusted this as suggested and discussed at our meeting on 13 December 2023.



- The size of the window openings on the side elevation of the Weaver X house type should be increased in width as they look disproportionately narrow compared to the expanse of the side elevation on these important corner plots 484, 495, 546, 640 and 643. We have revised this as suggested and discussed at our meeting on 13 December 2023.



- The use of the Tillman house type on plots 558 and 604 is not appropriate as it is too narrow a house type with the front door and porch canopy very close to the side elevation. It reads as if it is half of a pair of semi-detached properties, with the other half missing, which is effectively what it is given that it is how it is used elsewhere on the site. We have stretched plot 558 and 604 by 450mm. They are now the wider TST 3B6P, as discussed at our meeting on 13 December 2023 and agreed in your email dated 20 December 2023.



- The use of the Ploughwright X on plot 560, with its blank ground floor window on the front elevation is not appropriate on this very important streetscene facing the public open space to the south. An alternative house type is required in this location. We are proposing to use a stretched affordable variation of the Blemmere, which has no blank windows, as discussed and agreed at our meeting on 13 December 2023.



The porch style on the Spinner X house type needs to be amended as the design is such that the canopy is too close to the window header for the adjacent W.C window. A canopy with brackets which has been used elsewhere has been shown, as discussed and agreed at our meeting on 13 December 2023.



- The house type on plot 606 is not appropriate for this important corner plot as it does not satisfactorily address the road or the path to the side. In addition the use of the semi-detached properties on plots 606-607 and the resultant need for 3 sets of tandem parking spaces is not appropriate and this part of the layout needs to be reconsidered. This area has been adjusted to address comments as discussed and agreed at our meeting on 13 December 2023.



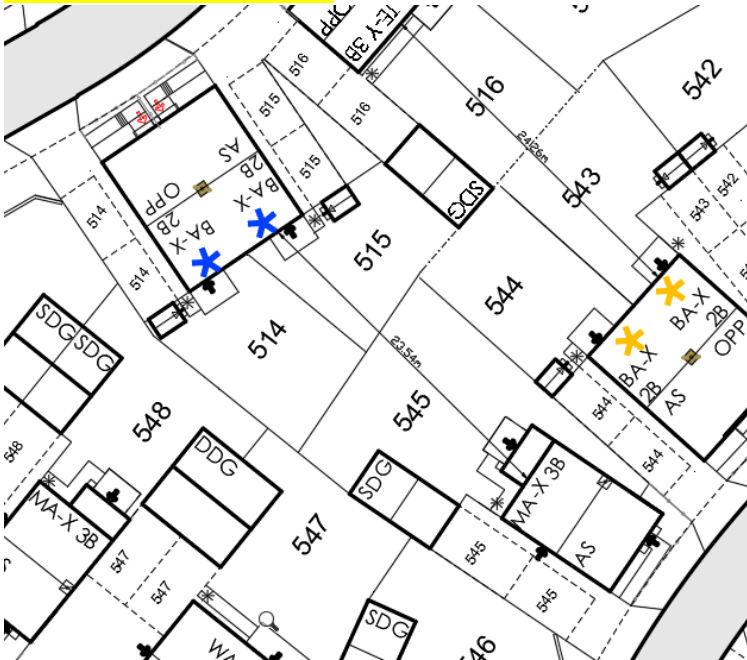
A number of these issues could be addressed by keeping the same distribution of house types as previously approved but with the house type designs changed to reflect Bellway house types. The introduction of terraces on plots 469-471 and 506-508, the change to the layout in the south-east corner with 5 units on streetscene 20 instead of the previous 4, and the design of plots 606 & 607 in particular have caused problems in the resulting streetscenes or the relationship between properties. **Noted, this has been addressed above.**

In amending the streetscenes to reflect the changes to the layouts and house types please remove the trees. It is appreciated that there will be some tree cover but as presented the streetscenes do not enable the proposals to be properly assessed. **The trees have been removed for clarity / to enable assessment.**

Separation distances

In addition to the above comments the separation distances between the dwellings listed below need to be increased as indicated to ensure appropriate relationships between dwellings:

- **Plots 515 & 545** – the separation distance between the rear elevations of the 2 properties needs to be increased to a minimum of 23.5m due to the level difference. This has been revised as requested and discussed at our meeting on 13 December 2023.



- **Plots 516 & 543** – the separation distance between the rear elevations of the 2 properties needs to be increased to a minimum of 24m due to the level difference. This has been adjusted as requested and discussed at our meeting on 13 December 2023.



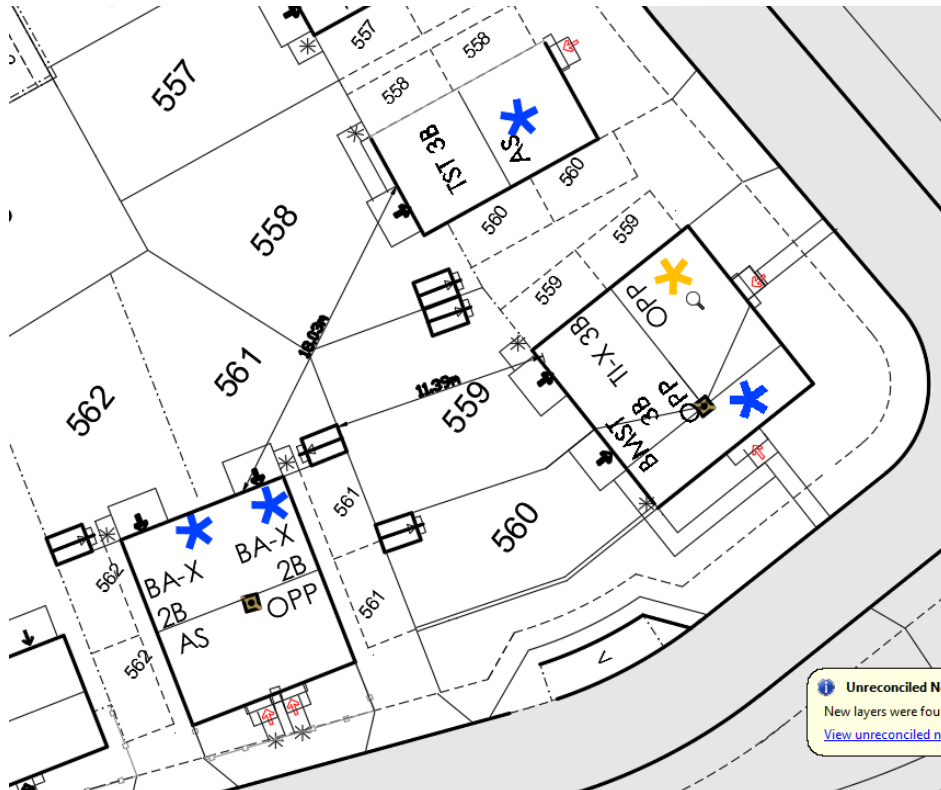
- **Plots 524 & 533/534** - the separation distance between the rear elevations of 524 & 533, and 524 & 534 needs to be increased to a minimum of 25m due to the level difference. This has been adjusted as requested and discussed at our meeting on 13 December 2023.



- **Plots 525 & 531/532** - the separation distance between the rear elevations of 525 & 531, and 525 & 532 needs to be increased to a minimum of 25m due to the level difference. This has been adjusted as requested and discussed at our meeting on 13 December 2023, please see above.
- **Plots 553 & 564** - the separation distance between the rear elevations of the 2 properties needs to be increased to a minimum of 25.5m due to the level difference. This has been adjusted as requested and as discussed at our meeting on 13 December 2023 and agreed in your email dated 20 December 2023, please see below.



- **Plots 558 & 561** - the separation distance between the rear bedroom windows on the 2 properties needs to be increased to a minimum of 18m to ensure no undue loss of privacy. This has been adjusted as requested and discussed at our meeting on 13 December 2023.



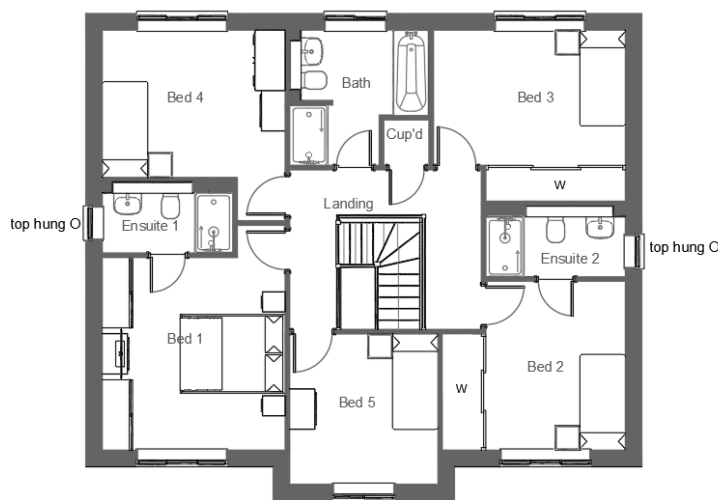
- **Plots 559 & 561** – the separation distance between the rear elevation of plot 559 and the side boundary of plot 561 needs to be increased to a minimum of 10m to ensure no undue loss of privacy. This has been adjusted as requested and discussed at our meeting on 13 December 2023, please see above.
- **Plots 611 & 613** – the separation distance between the nearest rear bedroom windows of the 2 properties needs to be increased to a minimum of 20m due to the level difference. This has been adjusted to achieve 20 meter back to back measure to the centre of buildings, as discussed at our meeting on 13 December 2023 and agreed in your email dated 20 December 2023. The previously approved layout only had 15 meters separation, please see green outlines shown.



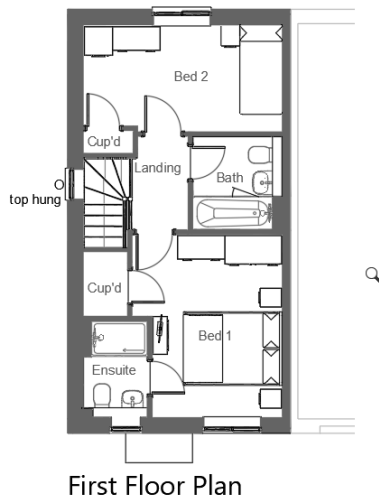
Residential amenity

In addition to the above instances where separation distances need increasing there are also a number of instances where the relationship between the dwellings is acceptable provided some of the windows are obscure glazed or obscure glazed and top hung only, as set out below. The floor plans and elevations need to be annotated accordingly.

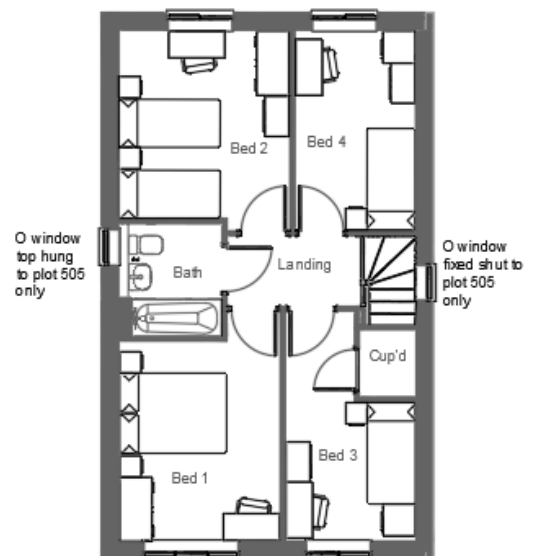
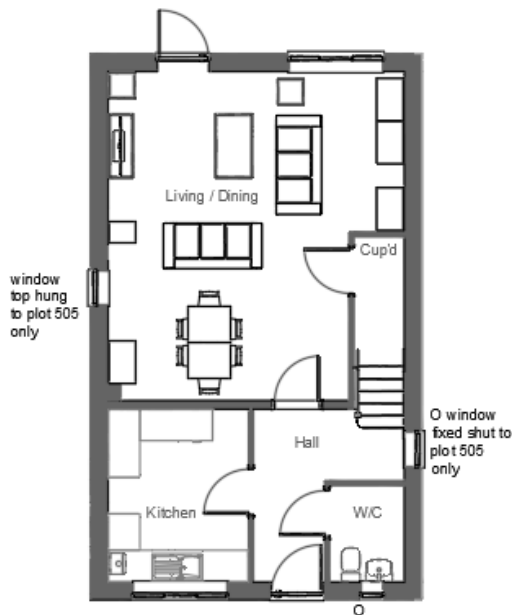
- **Plots 480, 496 & 499 (Watchmaker X House Type)** – the window serving ensuite 2 is annotated as being obscure glazed and fixed shut, but it is acceptable for it to be obscure glazed and top hung only to respect the neighbours' privacy but also allow for natural ventilation. This has been adjusted as discussed and agreed at our meeting on 13 December 2023.



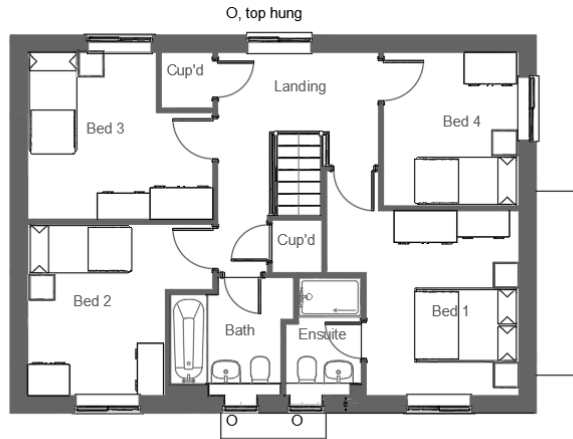
- **Plots 485, 579 & 584 (Cooper X House Type)** – the side window serving the stairs should be annotated as obscure glazed and top hung only on the floor plan, as it is on the elevations, to avoid undue loss of privacy for plot 484. This has been adjusted as discussed and agreed at our meeting on 13 December 2023.



- Plot 505 (Cartographer X House Type)** – the side window serving the stairs should be annotated as obscure glazed and top hung only to avoid undue loss of privacy for plot 504. In addition the window serving the bathroom is annotated as being obscure glazed and fixed shut, but it is acceptable for it to be obscure glazed and top hung only to respect the neighbours' privacy but also allow for natural ventilation. This has been handed as per the second letter (dated 23/11/23) request, stairs window fixed shut as located on property boundary.

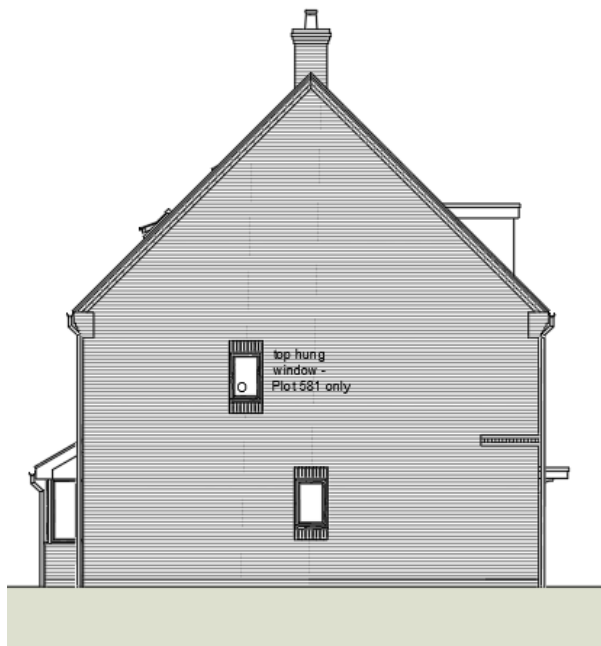


- **Plot 529 (Bowyer House Type)** – the rear landing window should be annotated on the elevations and floor plans as obscure glazed with any opening parts being top hung only to ensure no undue loss of privacy for plot 526. This has been adjusted as requested and discussed at our meeting on 13 December 2023.



First Floor Plan
O= Obscure glazed window.

- **Plot 581 (Spinner X House Type)** – the side bathroom window should be annotated as obscure glazed and top hung only to avoid undue loss of privacy for plot 580. This has been adjusted as discussed and agreed at our meeting on 13 December 2023.



Side Elevation
O= Obscure glazed window.

Separation from public open space

The layout needs to be amended so that the front elevations of all properties facing the central Locally Equipped Area of Play (LEAP) are no closer than they were on the layout approved as part of the reserved matters approval RM/19/86658 to ensure appropriate

separation distances are provided to protect residential amenities. This has been adjusted as discussed at our meeting on 13 December 2023, please see approved green lines for reference.



Garden Sizes

The following plots have gardens within 30 degrees of north and therefore their gardens need to be increased to a minimum of 12m in depth:

- Plots 532-534 This has been adjusted as requested and discussed at our meeting on 13 December 2023.



- Plots 642 This has been adjusted as requested and discussed at our meeting on 13 December 2023.



Please amend the layout and the garden area schedule and plan accordingly. This has been amended as requested and discussed at our meeting on 13 December 2023.

Rear access

It is noted that a rear access for plot 560 is provided in the boundary wall adjacent to the rear elevation. This is sufficient and the additional route alongside and behind the garden of plot 559 is not required and this land should form part of the rear gardens instead. Please amend the layout and garden size calculations accordingly, ensuring that the boundary lines are drawn so as to ensure both plots meet the minimum garden size requirements. This has been adjusted as requested and discussed at our meeting on 13 December 2023.



Parking

As mentioned above the use of semi-detached properties on plots 606 and 607 and the resultant need for 3 sets of tandem parking spaces between plots 606-608 is not appropriate and this part of the layout needs to be redesigned, ensuring that there are no more than 2 sets of tandem parking spaces next to each other. This was addressed previously as discussed at our meeting on 13 December 2023.

The garage on plot 483 needs to be repositioned so it is at least 5m back from the back edge of the pavement to ensure sufficient space to pull off the road to open the garage, without blocking the road and pavement. Alternatively it should be changed to a parking space, located adjacent to the other one already proposed for plot 483. We have a grass service margin here, we have provided 6.12 m to the road as discussed at our meeting on 13 December 2023.



Please amend the layout to show the provision of a shed on plot 519 to provide the necessary secure cycle parking as this plot does not have a garage. We have shown this below, as discussed and agreed at our meeting on 13 December 2023.



It is noted that drawing GAR.01-2.pe rev A "Single Garage – Town – Option 2 – Floor Plans & Elevations" showing a forward facing gable has been submitted, but this is not proposed anywhere within the application site. Please confirm this plan is not required. This plan has been removed from the pack.

Internal space standards

It is noted that the Nationally Described Space Standards NDSS Compliance Schedule (rev A) states that all house types meet the required standards, but the following clarification is required:

- Blemmere Y House Type – the figure of 3.07m² of storage appears excessive given the floor plans and noting that the cupboard under the stairs only counts for 1m². Please confirm where this is provided, noting that a minimum of 2.5m² is required. As discussed at our meeting on 13 December 2023, the NDSS measurements have been reviewed for the schedule, 1m² was measured under the stairs, 0.7m² beyond the stairs, 1m² in the upstairs cupboard/ Total 2.7m².
- Baker X House Type – please confirm how the figure of 2m² storage (the minimum required) is reached, given the floor plans and noting that the cupboard under the stairs only counts for 1m². It is 1m² under stairs, 0.7m² cupboard plus 0.3 wardrobe storage, as discussed at our meeting on 13 December 2023.

Accessibility standards

In line with policy DM29 “Dwellings with higher access standards” please provide the necessary details to show compliance with the requirements of the policy in relation to higher access standards, including which units meet Part M4(1) standard (Visitable dwellings), Part M4(2) standard (Accessible and adaptable dwellings), Part M4(3)(2)(a) standard for wheelchair adaptable dwellings and Part M4(3)(2)(b) standard for wheelchair accessible dwellings. Please refer to the cover letter which addresses this point.

Housing mix

It is noted that an accommodation schedule is provided for the plots that are to be amended, but in order for a comparison to be made against the previously approved plans and this revised scheme please provide an accommodation schedule for Phase 3 as a whole. This has been prepared and is included in the submission pack.

I hope the above comments are useful, further comments on the house type designs, boundary treatments, materials, etc. will follow in due course.

In submitting amended plans to address the issues outlined above please provide an indication as to the matters you have addressed. If there are any instances where you have not been able to address the issues raised please explain why this has not been possible.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Andy Grandfield", written in a cursive, flowing style.

Andy Grandfield
Service Director for Planning and Environment