

MS SOPHIA GOODHEAD
TERENCE O'ROURKE LIMITED
EVERDENE HOUSE DEANSLEIGH ROAD
BOURNEMOUTH
BH7 7DU

Application X/23/94736
Please ask for Liz Harrison
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Working hours
Email liz.harrison@eastleigh.gov.uk

Thursday 23 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

Following on from my letter dated 6 November I am now in a position to provide feedback on the proposed house types, boundary materials, materials and landscaping, which should be read in conjunction with my earlier comments and those received from consultees.

Plot by plot comments

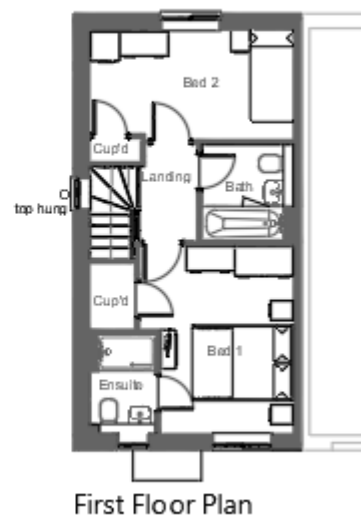
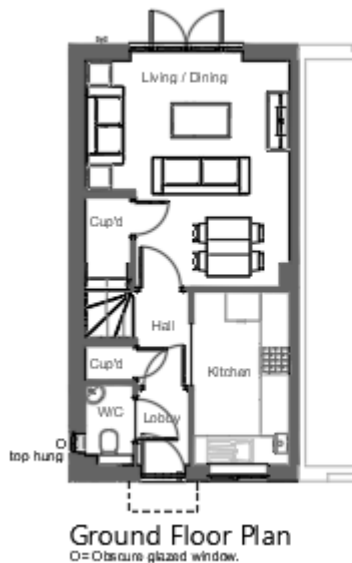
Notwithstanding the earlier comments about the changes that need to be made to the layout various other amendments need to be made to the proposed house types, some in general and some in relation to particular plots.

- **House Type Blemmere Y with Bay Options 1 and 2** – the porch surround should be changed to a flat porch canopy that extends across the front door and the adjoining W.C. window. This has been adjusted as suggested, as discussed and agreed at our meeting on 13 December 2023.

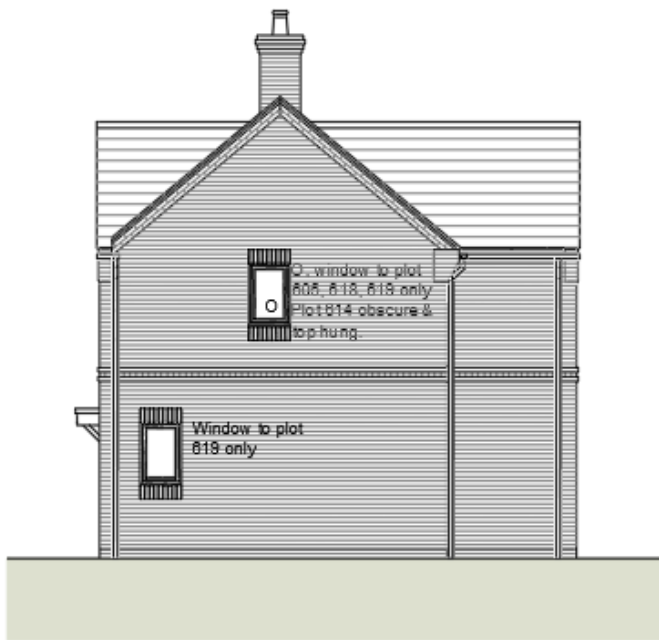


- House Type Cooper X Options 1 and 2** – an alternative porch canopy is required as the current design is such that it sits too close to the window headers either side. The W.C window could be moved to the side elevation to make the front elevation less crowded. In addition the side window serving the stairs should be marked as obscure glazed and top hung only on all the floor plans as it is on the elevations. The window is marked as suggested, the canopy has been adjusted as suggested and discussed at our meeting on 13 December 2023.

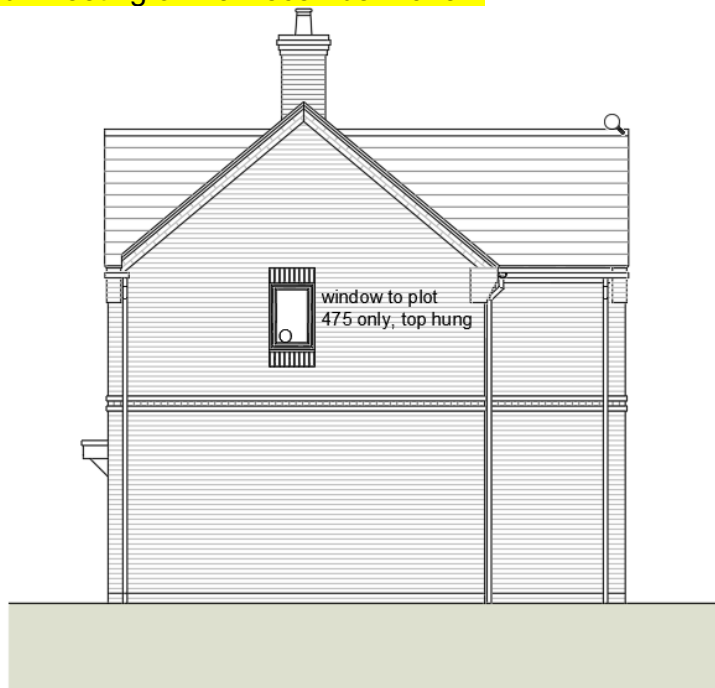




- House Type Fuller Y with Bay – Elevations Option 1 – Brick** – drawing HT.FR-Y.e1 rev A needs to be amended to show the side bedroom 1 window on plots 511, 605, 614 and 618 to be consistent with the floor plans HT.FR-Y.p rev A. The window is shown as suggested, notes adjusted in line with further comments received relating to specific plots, as well as plots removed due to being changed to different house types, as discussed and agreed at our meeting on 13 December 2023.



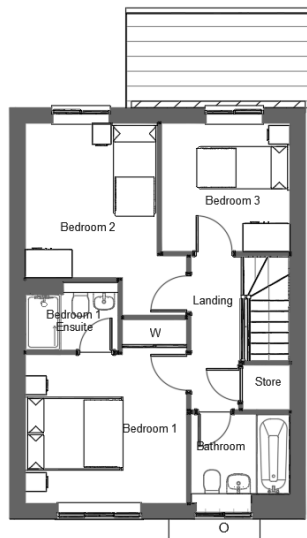
- **House Type Fuller Y with Bay - Elevations Option 2 – Painted Brick** – the annotation on drawing HT.FR-Y.e2 rev A for the side bedroom 1 window includes reference to plots that are not covered by this drawing. Please amend to only refer to plots 475 and 612 to avoid confusion. The window is marked as suggested, plot 612 removed as replaced with BO-X, as discussed at our meeting on 13 December 2023.



- **House Type Goldsmith X** – the floor plans and elevations are not consistent with regard to the rear bathroom window being obscure glazed. Please amend the elevations for all plots to be consistent with the floor plan. The window is marked as suggested and as discussed at our meeting on 13 December 2023.



- **House Type Mason X** – the floor plans and elevations are not consistent with regard to the annotation of the bathroom window. Please amend the floor plan to show the window as obscure glazed on the floor plans as it is on the elevations. The window is marked as suggested and discussed at our meeting on 13 December 2023.



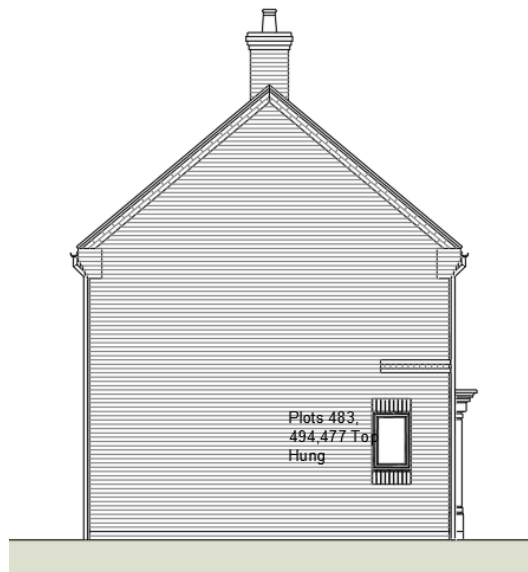
First Floor Plan

- **House Type Weaver X with Bay** – please confirm that the obscure glazed windows for the bathroom and en-suite are both openable. The windows are both openable.
- **House Type Weaver X with Bay Elevations Option 2 – Brick** – the annotation on drawing HT.WE-X.e1 rev A for the side living room and bedroom 2 windows includes reference to a plot that is not covered by this drawing. Please amend to only refer to plot 484 to avoid confusion. The window notes

have been adjusted to match the site layout, where comments for additional windows related to plots which were different house types, the windows have been incorporated (as discussed and agreed at our meeting on 13 December 2023).

- **Plots 469-471 (House Types Baker X and Tillman X)** – please note the earlier comments about the problems arising from the siting and design of this terrace. This has been addressed within the first set of comments (dated 6/11/23), and as agreed in your email dated 20 December 2023.
- **Plot 474 (House Type Ploughwright X)** – the front elevation, with the ground floor blind tax window, is not appropriate on this prominent corner plot. As a proper window can not be added given the internal layout, an alternative house type needs to be provided. A stretched Blommere affordable version is being proposed instead, as discussed and agreed at our meeting on 13 December 2023.
- **Plots 477, 478, 510, 608, 609, 613, 620, 645 & 648 (House Type Mason X)** – given the prominence of the side elevations in the street scene a side ground floor window should be added to the elevations facing the drives. This is adjusted as suggested, where the Mason was replaced with an other house type, the other house types has been shown with the window requested, as discussed and agreed at our meeting on 13 December 2023.

Tenterer plot 477

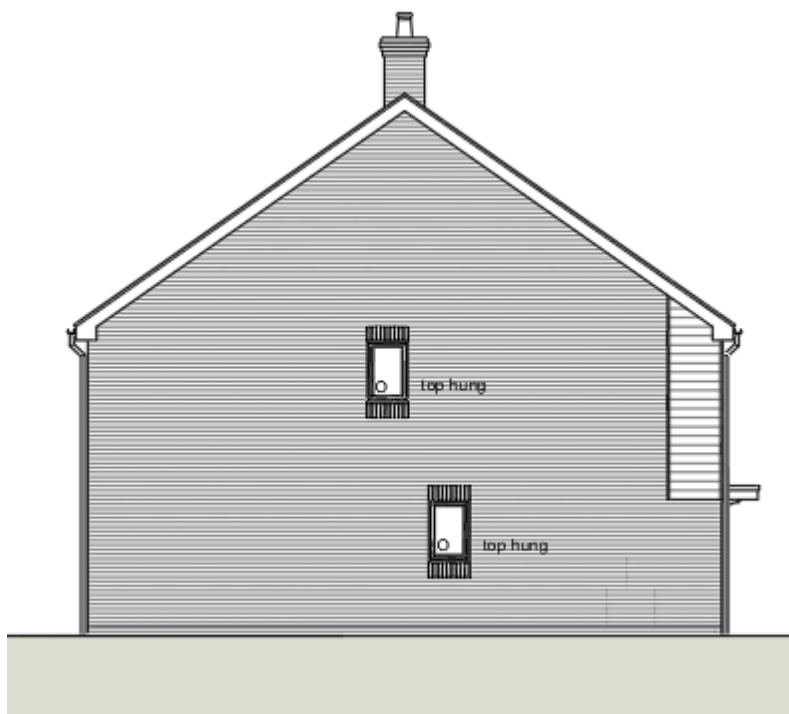


Mason plots 478-510-613-620645-648

O= Obscure glazed window.



Baker 608-609



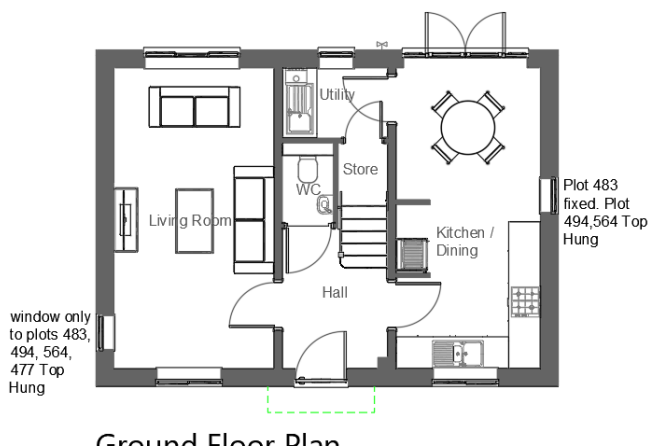
- **Plot 479 (House Type Jeweller X with Bay)** – in addition to the previous comments about the need to improve the long side elevation facing the open space, given the prominence of the side elevation in the streetscene a side living room window should be provided like it is on plot 528. Alternatively a different house type should be proposed. **The Weaver has been shown**

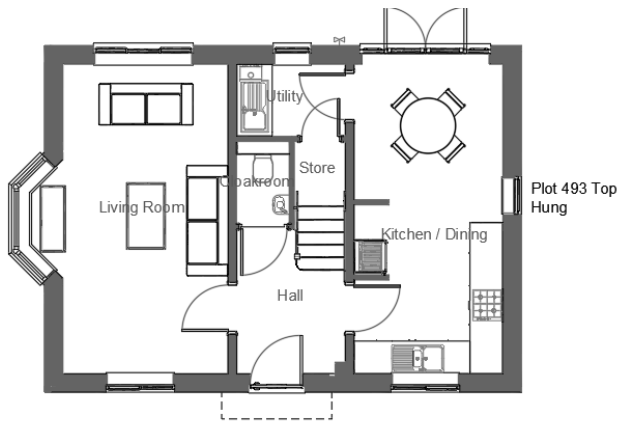
instead of the Jeweller, as discussed and agreed at our meeting on 13 December 2023.

- **Plot 481 (House Type Jeweller X with Bay)** - as mentioned in the earlier comments 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 a prominent plot. Alternatively a different house type should be proposed. The Weaver is being proposed instead, as discussed and agreed at our meeting on 13 December 2023.



- **Plots 483 & 493 (House Type Tenterer Y)** – given the prominence of the elevations in the streetscene side ground floor windows need to be provided on both side elevations. This has been adjusted as requested and discussed at our meeting on 13 December 2023. We assume plot 493 is meant being TE-X.





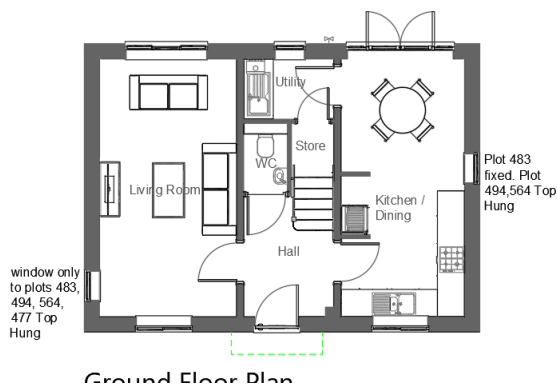
- **Plots 484, 546, 640 & 643 (House Type Weaver X)** – apart from the bay window the proportions of the windows on the main side elevation appear too narrow and out of keeping with the other windows. Please amend them to have the same proportions as the other windows. This has been adjusted as suggested and discussed at our meeting on 13 December 2023, please see below Submitted/Revised.



- **Plots 485 & 585 (House Type Cooper X)** – given the prominence of the side elevations in the street scene an additional ground floor window(s) needs to be provided. The WC window has been moved to the side, providing the additional ground floor window, as discussed and agreed at our meeting on 13 December 2023.



- **Plot 494 (House Type Tenterer Y)** – given the prominence of the side elevation in the street scene windows should be added to the north-eastern side elevation. This has been adjusted as requested and discussed at our meeting on 13 December 2023.

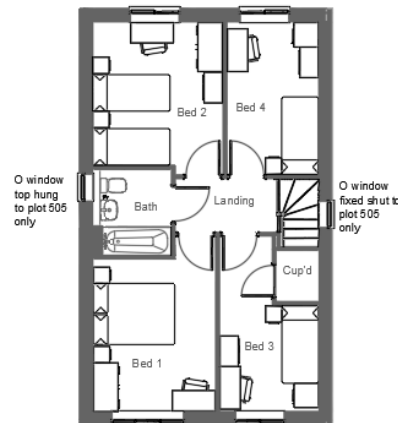
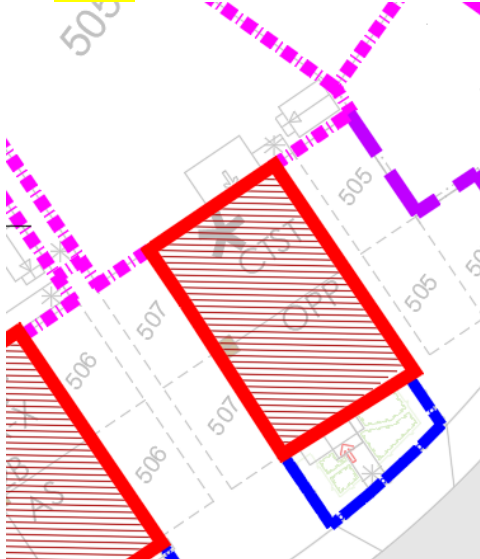


- **Plot 495 (House Type Weaver X with Bay)** – apart from the bay window the proportions of the windows on the main side elevation appear too narrow and out of keeping with the other windows. Please amend them to have the same proportions as the other windows. In addition the floor plans and elevations are not consistent with regard to the side living room and bedroom 2 windows. Please amend the other side elevation to show these 2 additional windows. The windows have been incorporated as below, as discussed and agreed at our meeting on 13 December 2023.



- **Plot 505 (House Type Cartographer X)** – the unit on this plot should be handed so that the bathroom can be provided with an openable obscure glazed and top hung window to provide natural ventilation as well as light. The

hall and landing windows could then be the non-openable windows. This has been adjusted as suggested and discussed at our meeting on 13 December 2023.



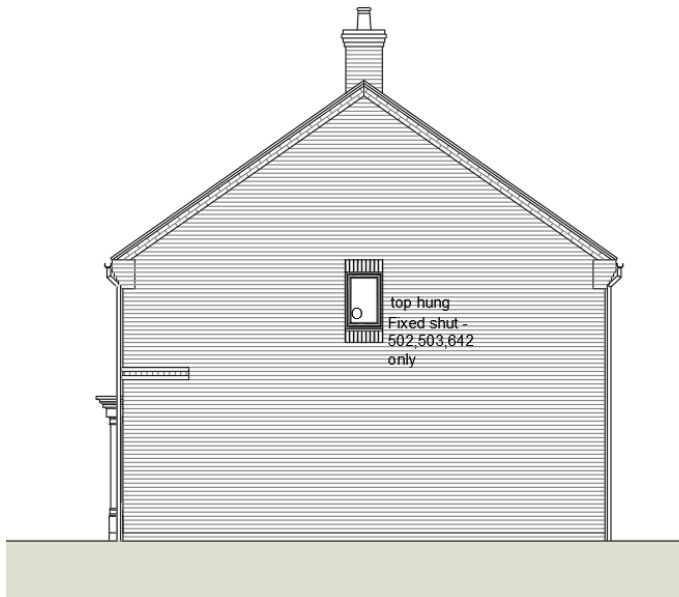
First Floor Plan
O= Obscure glazed window.

- **Plots 506-508 (House Type Baker X)** – please note the earlier comments about the problems arising from the siting and design of this terrace. This has been addressed on previous comment sheet (dated 6.11.23)
- **Plot 511 (House Type Fuller Y with Bay)** - the side bedroom 1 window should be annotated as obscure glazed and top hung only to avoid undue loss of privacy for plot 512. This unit is now a Bowyer, the comments have been addressed with regards to windows, as discussed and agreed at our meeting on 13 December 2023.



Rear Elevation

- **Plot 520 (House Type Goldsmith X)** – the side bedroom 1 en-suite window does not need to be fixed shut, it can be obscure glazed and top-hung only. This has been adjusted as suggested and discussed at our meeting on 13 December 2023.



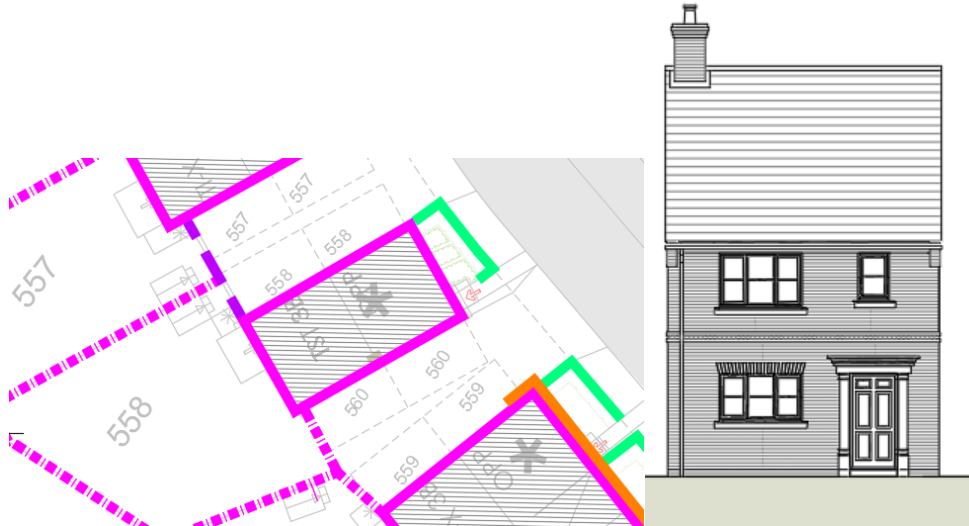
- **Plots 528 & 568 (House Type Jeweller X with Bay)** – as mentioned in the earlier comments the side elevation of the Jeweller X house type needs improving with the addition of side windows to serve the study and bedroom 3 as the blank façade adjacent to the stairwell window creates an unbalanced elevation on important corner plots. Alternatively a different house type should be proposed. **The Weaver is proposed instead, as discussed and agreed at our meeting on 13 December 2023.**
- **Plot 556 (House Type Ploughwright)** - the use of the Ploughwright X on plot 556, with its blank ground floor window on the front elevation is not appropriate on this prominent corner plot. An alternative house type is required in this location. **As mentioned above, the Ploughwrights have been replaced with a stretched affordable version of the Blommere, as discussed and agreed at our meeting on 13 December 2023.**



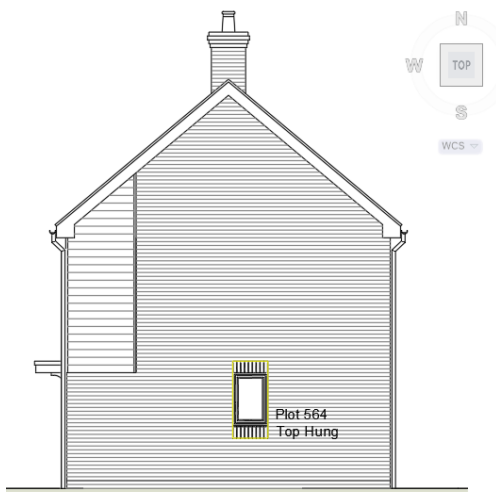
- **Plot 558 (House Type Tillman X)** – as noted in the previous comments the use of the Tillman house type on this plot is not appropriate as it is too narrow a house type with the front door and porch canopy very close to the side elevation. It reads as if it is half of a pair of semi-detached properties, with the other half missing, which is effectively what it is given that it is how it is used elsewhere on the site. In amending the house type proposed for this plot, please consider the handing of the unit and how that impacts on the provision

of openable bathroom windows as if the proposed Tillman (which is not acceptable) had been handed on this plot it could have been provided with an

openable obscure glazed and top hung window, rather than one that was fixed shut. In addition the house type on this plot should have a chimney as was proposed on the approved plans. The wider stretched Tillman version is proposed, the unit has been handed, as discussed and agreed at our meeting on 13 December 2023.

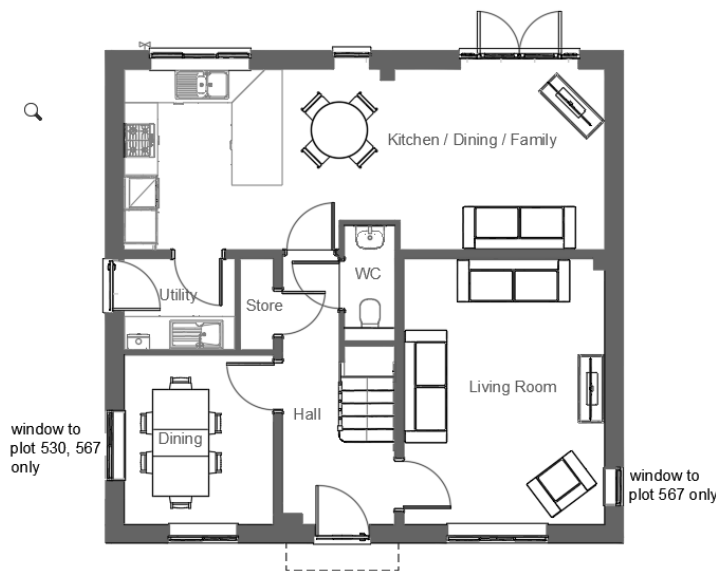


- **Plot 560 (House Type Ploughwright X)** - the use of the Ploughwright X on this plot, with its blank ground floor window on the front elevation is not appropriate on this very important corner plot facing the public open space to the south. An alternative house type is required in this location. As mentioned above, the Ploughwrights have been replaced with a stretched affordable version of the Blemmere, as discussed and agreed at our meeting on 13 December 2023.
- **Plot 564 (House Type Goldsmith X)** – given the prominence of the side elevation in the streetscene and from the public open space, a side dining window should be added, as it is for plot 530. This is now a Tenterer-Y, as discussed and agreed at our meeting on 13 December 2023.



- **Plot 565 (House Type Watchmaker X)** – the side living room and study windows should be obscure glazed to prevent undue loss of privacy for plots 564 and 566. This was agreed to be left unobscured in your email dated 20 December 2023.

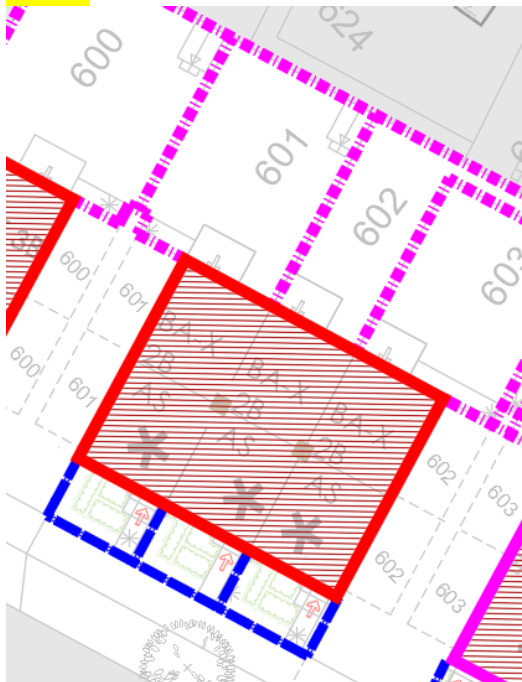
- **Plot 566 (House Type Watchmaker X)** – the side living room and study windows should be obscured glazed to prevent undue loss of privacy for plot 565 and 567. This was agreed to be left unobscured in your email dated 20 December 2023.
- **Plot 567 (House Type Goldsmith X)** – given the prominence of the side elevations in the streetscene and from the public open space, side living room and dining windows should be added, with the side dining room window being obscure glazed to prevent undue loss of privacy for plot 566. Windows have been added, but unobscured, as agreed in your email dated 20 December 2023.



- **Plots 581 & 582 (House Type Spinner X)** – an alternative porch canopy is required as the current design is such that it sits too close to the header for the
- W.C window. In addition the kitchen windows do not need to be top hung and can be fully openable. This has been adjusted as suggested and discussed at our meeting on 13 December 2023.



- **Plots 586 & 587 (House Type Tillman X)** – please amend the layout to show the provision of the chimney, as is shown on Street Elevation 7 and to be consistent with the approved plans, which proposed a chimney on these plots. This has been adjusted as suggested and discussed at our meeting on 13 December 2023.
- **Plots 592-594 (House Type Baker X and Tillman X)** - the terrace on plots 592-594 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. This has been adjusted to be 3x Bakers, as discussed and agreed at our meeting on 13 December 2023, please see below.



- **Plot 604 (House Type Tillman X)** – as noted in the previous comments the use of the Tillman house type on this plot 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.

A 3B6P version which is 450mm wider is now being used with improved proportions, as discussed at our meeting on 13 December 2023 and agreed in your email dated 20 December 2023.



- **Plot 606 (House Type Slater)** – please note the earlier comments that the Slater house type is not appropriate for this important corner plot. In amending the house type please note that the bathroom should be provided with an obscure glazed window and the current porch canopy design would not be acceptable as it is too close to the adjacent window headers resulting in cramped appearance. The Blemmere has been now shown in this location, as discussed and agreed at our meeting on 13 December 2023.



- **Plot 607 (House Type Cooper)** – please note the earlier comments about the use of semi-detached units on plots 606-607 and the resultant need for 3 sets of tandem parking spaces which is not acceptable. In amending the plans

please note that the current porch design is not acceptable as it sits too close to the window headers either side.

This has been revised as below, as discussed and agreed at our meeting on 13 December 2023.

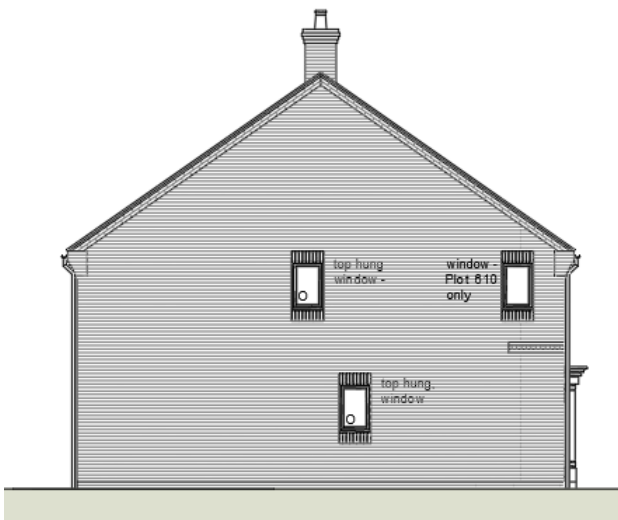


- **Plots 608 & 609 (House Type Baker X)** – the elevations and street elevation 19 are not consistent with regard to the style of porch and use of weatherboarding. In addition please note the comment above about the need to add a side ground floor window to the elevation facing the drive due to its prominence in the streetscene. This has been addressed and shown as below, as discussed and agreed at our meeting on 13 December 2023.

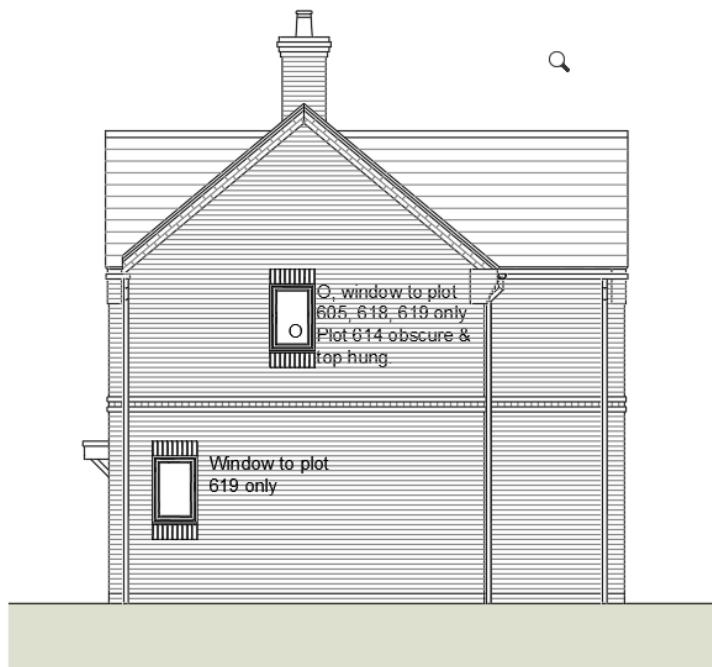


HT. Baker-X
Plots 608-609

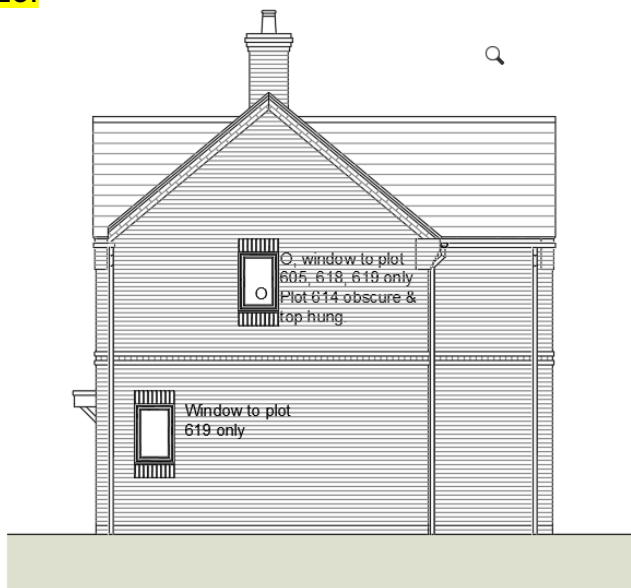
- **Plot 610 (House Type Baker X)** – given the prominence of the side elevation in the streetscene an additional side window(s) should be provided. An additional first floor window has been incorporated, as discussed at our meeting on 13 December 2023.



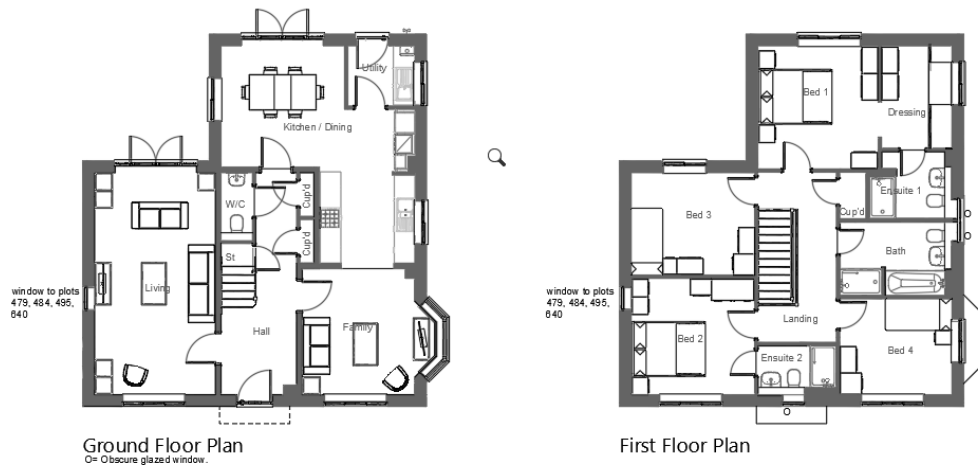
- **Plot 614 (House Type Fuller Y)** - the side bedroom 1 window should be annotated as obscure glazed and top hung only to avoid undue loss of privacy for plot 613. This has been adjusted as suggested and discussed at our meeting on 13 December 2023.



- **Plot 619 (House Type Fuller Y with Bay)** – given the prominence of the side elevation in the streetscene living room windows should be provided on the side elevation facing the drive. In addition the floor plans and elevations are not consistent with regard to the side bedroom 1 window, so please also amend the side elevation to show that window. This has been addressed and shown as below, as discussed and agreed at our meeting on 13 December 2023.



- **Plot 640 (House Type Weaver X with Bay)** – given the prominence of the side elevation in the streetscene side, living room and bedroom 2 windows should be provided, as they are for plots 484 and 495. In addition please note the comments above about the need to amend the proportions of the windows on the side elevation so they have the same proportions as the other windows. This has been addressed and shown as below, as discussed and agreed at our meeting on 13 December 2023.



Boundary Materials

In order to provide appropriate public-facing boundaries please amend drawing BDML.01 rev A “Boundary and Dwelling Materials Layout” to show the following:

- Plot 495 - the side boundary and rear boundary (up to garage of plot 496) should be demarcated by a brick wall not a fence. This has been adjusted as suggested and discussed at our meeting on 13 December 2023.
- Plots 557-558 – the garden boundary with the drives should be demarcated by a brick wall not a fence. This has been adjusted as suggested and discussed at our meeting on 13 December 2023.
- Plots 493, 494, 497, 498, 500, 506, 508, 510, 521, 522, 523, 524, 551, 565, 567, 578, 579, 600, 601, 602, 603, 604, 605, 612, 636, 637, 638, 639, 641, 648– the front boundary fences and railings need to be extended so they join with another boundary or the side elevation of the properties to give protection to the proposed landscaping which is otherwise likely to be removed/walked across due to the desire line from the drive to the front door without going onto the pavement, or to provide appropriate defensible space and a well designed streetscene. Some examples highlighted in green or yellow are given below: This has been adjusted as suggested and discussed at our meeting on 13 December 2023.

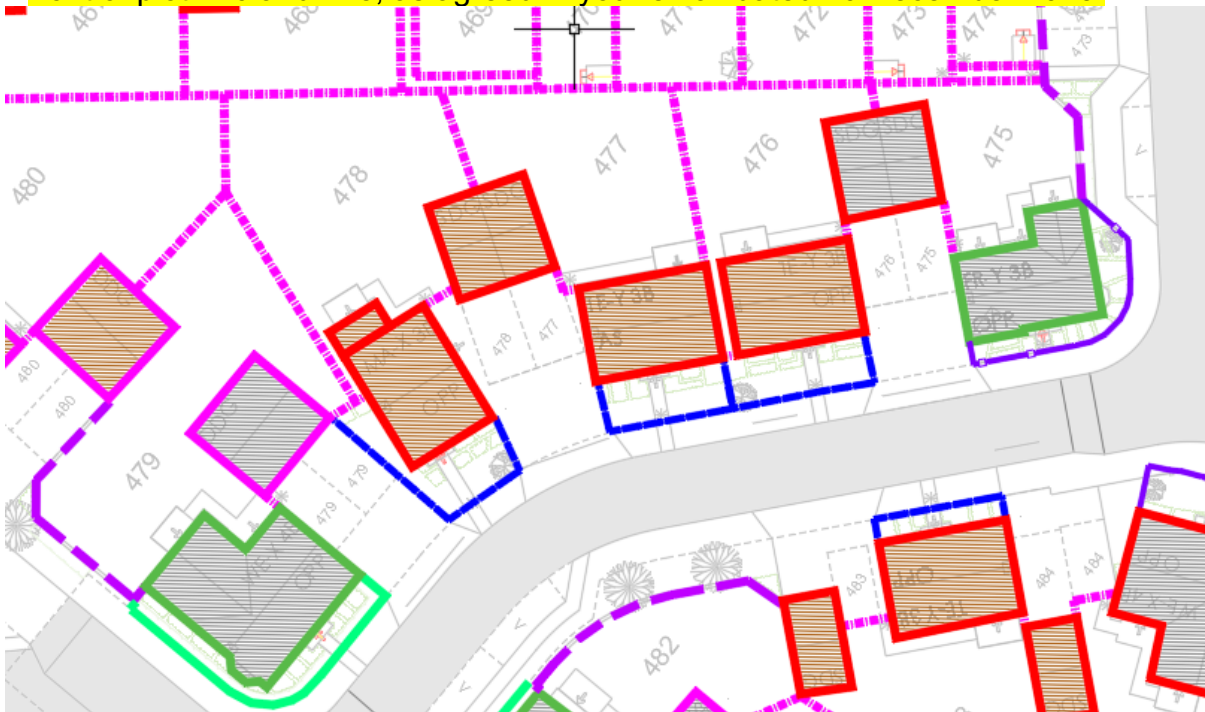


Materials

The distribution of materials shown on drawing BDML.01 rev A “Boundary and Dwelling Materials Layout” is acceptable but please amend the key to be clear that the grey roofing material is to be natural slate as previously approved. The details of the various materials will then need to be approved under outline condition 34. This has been adjusted as suggested and discussed at our meeting on 13 December 2023.

Soft Landscaping

In addition to the comments made by Landscape it is noted that due to the changes in layout on the road serving plots 475-479 the street tree outside plot 475 has been lost. Please amend the layout to reintroduce a street tree in this location. The layout has been adjusted to enable provision of planting a Syringa vulgaris shrub species to front of plot 476 and 478, as agreed in your email dated 20 December 2023.



I hope the above comments are useful. 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 black ink, appearing to read "A Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Service Director for Planning and Environment