

Dear Sir/Madam

APPLICATION NUMBER H/24/96710 2 storey front and rear extensions with new roof over and 1st floor side and single storey rear extension. 95 Lakewood Road, Chandlers Ford, Eastleigh, SO53 5AD

Thank you for your letter dated 18th January 2024.

We wish to object to the above planning application on the following grounds:

1. The Hiltingbury and Hocombe Park Special Policy Area states that in order to protect the special character of Hiltingbury, the redevelopment of plots will not be permitted unless 4 specific criteria are all met. Number 2 of these criteria is "the proposal does not involve the loss or prejudice the retention of existing, healthy mature trees on the site". There are in excess of 20 mature, healthy Lawson trees which are proposed to be lost as a result of the development. The application therefore fails to meet the criteria of the Special Policy Area and should not be permitted.

No. 93 Lakewood Road is our primary residence and we enjoy a high degree of privacy and screening from the current property at No 95. Since we have lived here (over 15 years) there has been no boundary treatment between the 2 properties (eg. Fencing), instead we enjoy a 24 metre long span of more than 20 mature Lawson fir trees and large Laurels which together provide almost total screening and privacy for both properties. In places these are particularly close to our property (circa 1 metre) where any change to the boundary treatment would be especially dramatic. See below photograph showing the front elevation of our property with corner of our lounge window visible, and the end of the Lawson Firs.

Due to the proximity of the trees to our house (and so lack of space), we would be unable to introduce our own planting scheme should the Lawson trees be removed.



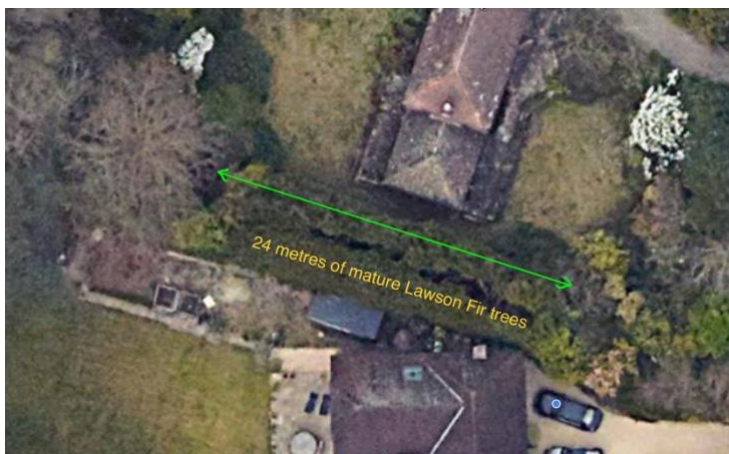
At the same time, as we approach our property through the driveway, the new double storey extension at No.95 (at present single storey) would be highly visible. Currently, the Lawson fir trees entirely shield us from this view.

(Arrow on image below represents view of No.95 from our driveway should the Lawson firs be removed).



In preparation for his planning submission, Mr Swelam, (the applicant) discussed his proposed plans with us and had assured us that the current boundary treatment (Lawson Firs and mature laurels) would remain, although may be trimmed. Importantly for us, the face of the planting adjoining our property would be retained to continue to provide the screening and privacy that we enjoy. It was therefore a surprise and disappointment to see that the final submitted plan involves removal of the Lawson Firs prior to the build and reinstatement of new planting after the build is completed. This will cause the loss of our privacy and leave us completely overlooked, particularly given the scale of the new building which will be beyond our rear build line. Our wooded outlook which affords us our privacy will be lost and it will leave us completely exposed, both during the building phase and for several years afterwards while the new planting becomes established.

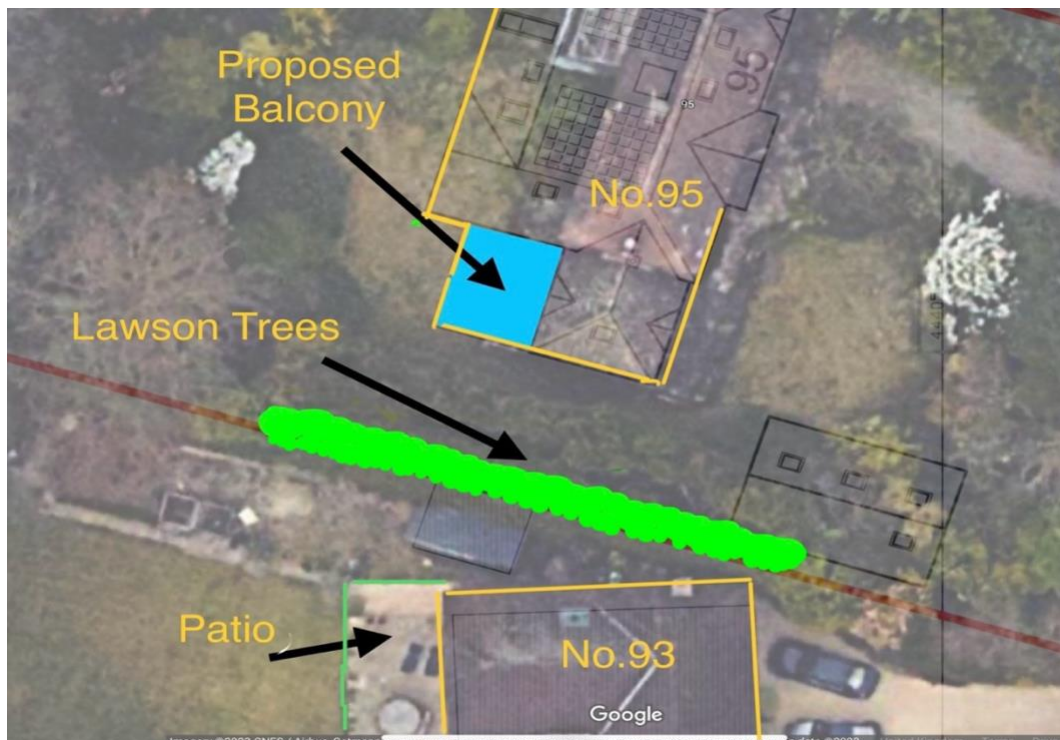
Whilst some trimming of the existing trees may be required in order to undertake the build, complete removal seems unwarranted and excessive particularly with respect to the significant loss of privacy that will ensue. Furthermore we would expressly request that the trees are afforded some



protection during the build phase so as to avoid soil compaction around the roots and prejudice to them.

Although only speculation, we are concerned that the motivation to remove these mature trees could be to facilitate future planning applications on the property.

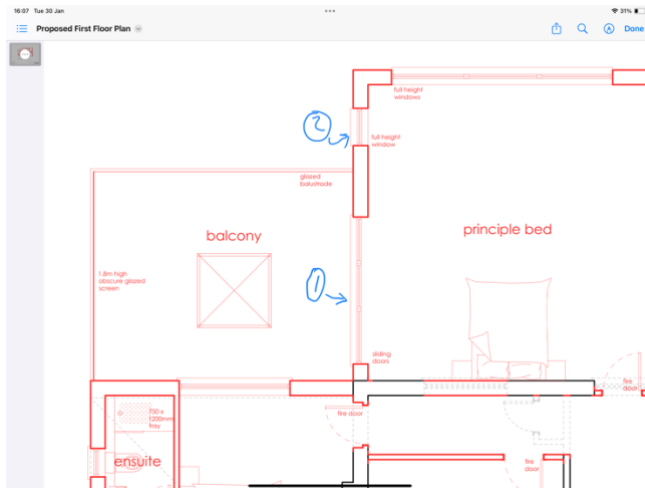
2. The balcony above the proposed single storey extension is directly in line of sight of our rear garden patio. It creates an issue of perceived overlooking and loss of privacy. Such a generous outdoor space at 1st floor level (circa 20 sqm) would provide an opportunity for a large number of people to congregate with resultant noise pollution. The plan shows 3 aspects of internal glazing (light well from ground floor, large sliding doors to principal bedroom and window to another bedroom) all intersecting at the balcony, likely resulting in unwelcome evening light pollution whether the balcony is in use or not. In our view, the proposed 1.8m high obscured glass screen would not achieve it's possible intended purpose but would instead afford us an unwelcome direct view of evening silhouettes. The balcony and associated glazing should not be permitted.



(Note: The image above shows a superimposed triple garage that was being proposed by the applicant. This was of immense upset to us due to it's proximity to our property however it does not appear in the current submission – please ignore this detail).

3. The full length side window to the South elevation of the principal bedroom (labelled (2) in the images below) is in our opinion unnecessary and would provide yet further overlooking opportunity onto our property and light pollution. We request it be removed from the plan.
4. In the event that the balcony were to be removed from the planning submission then we would still consider the large glazing on the Southern flank of the principal bedroom

(labelled (1) in the images below) to be obtrusive and in direct line of sight of our garden patio with subsequent overlooking and light pollution as per (3).

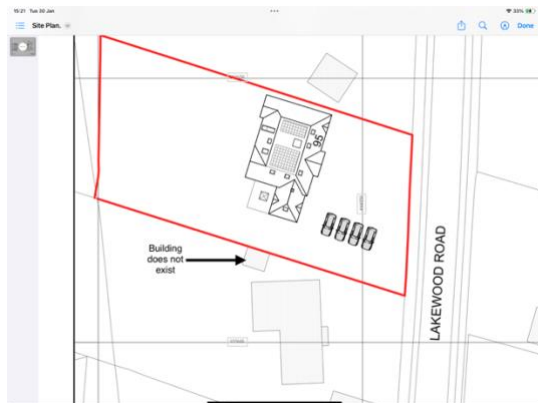


We would request that the window to the ensuite bathroom facing South (see above) be obscured glass.

5. If the Lawson trees are removed, the 7 full length windows at ground floor level (facing South) will look directly to our property with no screening in place causing loss of enjoyment of our property due to overlooking, exacerbated by the fact that the ground floor datum for No.95 is circa 0.5m above the ground floor datum at No.93 (as the road slopes uphill).

We would request that the 4 ground level windows which would overlook our patio (were the Lawson trees to be removed) be eliminated from the scheme.

Please be aware that there appears to be an error in the Land registry drawings for No. 93 Lakewood Road (our property). See below, a permanent building is shown on the boundary between No.93 and No. 95 Lakewood Road. This building does not in-fact exist.



Finally we would like to request and would very much welcome a site visit by a planning officer in order to aid the assessment of our objections. We are very concerned about the huge impact the proposed development has on the enjoyment of our property and are putting full faith in the planning process to ensure that the criteria within the Hiltingbury and Hocombe Park Special Policy Area are respected.

Kind regards,

Mr and Mrs Balint
93 Lakewood Road
SO53 5AD