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SO30 0HQ

Date : 05 . February . 2024

Case Officer Claire Campbell-Best
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Eastleigh Borough Council
Upper Market Street
Eastleigh
SO50 9YN

Planning Application : H/24/96647
38 Yardley Road , Hedge End , Southampton , SO30 0HQ

OBJECTION

Previous Development

A previous Planning Application (Z/36824/000/00) dated the 4th of April 2000 for 38 Yardley Road , Hedge End , for a Front Extension and a Dormer Window , was approved by Eastleigh Borough Council .

It is not known by myself as to which area of the roof of 38 Yardley Road , Hedge End , the Dormer with Planning Permission , was constructed .

However on my return to my family home in 2005 , there was one very prominent Dormer situated on the Eastern end of the South facing roof which encompassed a small over stairs closet / storage area but directly connected to the rear principal bedroom .

This particular Dormer Contrary to Planning Regulations , had a window that was neither opaque glazed or non-opening and therefore afforded direct intrusion down into what should have been the privacy of my elderly Mother's home , the side of which directly faced this new Dormer Window above .

[REDACTED] a second Dormer Window was constructed to the west of the original on the same South facing roof elevation , WITHOUT PLANNING PERMISSION and Contrary to Planning Regulations , was also not opaque glazed or non opening either . This further construction was an additional source of intrusion directly down into , what is now my property by inheritance . At this time at least two more Dormers were also constructed on the North facing roof elevation , also without Planning Permission .

Complaint was made by myself to Eastleigh Borough Council Planning Department regarding these two [REDACTED] Dormer Windows facing me , with clear glazing and full height opening ability , as they clearly breached Planning Regulation , but the two female employees sent out in response to my complaint , appeared to be clueless and did nothing , as they were under the impression when they arrived , that they were sent out on another matter !

Sheer incompetence on the part of Eastleigh Borough Council !

In 2022 the current occupiers of 38 Yardley Road , Hedge End , [REDACTED] had the Dormer Windows facing my property , replaced with new ones . [REDACTED]

[REDACTED] The clear glazing and full height opening windows were replaced with the same – clear glazed full height opening windows !

These newly installed windows are also in Contravention of Planning Regulations regarding side facing windows in a wall or in this case , a roof slope . (See below)

Having received notification from Eastleigh Borough Council , regarding a Planning Application submitted [REDACTED] , I have now had the opportunity to observe the current Planning Application H/24/96647 and I write to **STRONGLY OBJECT** on the following grounds :

Over Development

Roof Alterations : The roof of the North aspect of the proposed development does not face me and therefore would have little to no impact to which I find any objection to [REDACTED] as it faces the house next door at 40 Yardley Road .

However , there are other concerns regarding the North roof elevation not related to infringement of my privacy . (see below)

The roof of the South aspect of the proposed development with the provision of 8 Dormer Windows (6 more than currently exist) however , does directly face me and the proposed proliferation is cause for considerable concern .

The Planning Application shows the whole roof area both sides , North and South , equally covered with large Dormer Roofs which I consider to be an over development of the external roof area with the effect of being bulky , overbearing and domineering to neighbouring property , particularly mine , and out of keeping with the surrounding properties in general .

Bar one , (the original) , none of the other current dormers have had Planning Permission . Not the fault of the current residents , but the fault of a previous resident and not acted upon by Eastleigh Borough Council when they were illegally constructed .

The current development proposal in the Planning Application H/24/96647 does not exceed the area of the ground floor plan in size but it hugely increases the size by volume of the roof space by the use of excessively large and obtrusive Dormers .

External Design

I object to this Planning Application H/24/96647 as I consider it a bulky and [REDACTED] design with too many roofs and too many windows facing my property (probably intended to be clear glazed) from just 24/30 feet away with direct viewing and [REDACTED] down into and across my property , and also directly inside into my home [REDACTED]

[REDACTED]

This design clearly (if clear glazed and opening windows are installed) has the potential to breach any code of privacy enshrined in Planning Rules / Regulations / Controls , and shows a complete disregard for the residents either side but particularly the resident on the South facing side , ie , myself , and any that follow me after my demise in the years ahead .

With respect to the front and rear elevations , the design in this Planning Application resembles a large square box like structure squashed down onto a triangular roof . The front aspect / facade of the roof is vertical and triangular , the rear aspect / facade of the roof is also vertical and triangular . Both aspects accentuate the square box like shape imposed upon the rest of the roof from the respective front and rear view points .

It is further not helped by the fact that this property currently has a roof ridge that is wonky awkward and misaligned at a point of the apex where one roof development doesn't quite match up to the other part of the roof development , due to the fact that the front extension from the year 2000 (Planning Application Z/36824/000/00 dated 4th April 2000) [REDACTED]
[REDACTED] (SEE PHOTO SUPPLIED)

As for the proposed new design in the Planning Application ?

From the public road ?

Not one single square box shape incorporating a vertical triangular facade , but two individual square boxes of differing sizes / height , with one offset from the other , but both incorporating the same vertical triangular facade , as seen from the public road !

Aesthetically pleasing ? No

Professional ? No

Architecturally competent ? No

Acceptable ? No

Internal Design

Bathrooms : There are an excessive number of Bathrooms proposed for this Domestic residence (5) just for two adults and two children thus taking up far more room than is necessary . This design / planning proposal is more akin to the creation of mini hotel , than a normal domestic family home .

While I concede that the 2 very small bedrooms in 38 Yardley Road , that currently need enlarging to accommodate the growing needs of the 2 young children (1 male , 1 female) next door , I am sure a far better and more thoughtful design with fewer bathrooms would facilitate this need admirably , without detriment to the family's [REDACTED] needs or living schedules .

The Office : [REDACTED] apparently works from home [REDACTED]

[REDACTED] in connection with her career . It has a clear glazed and open facilitating window which overlooks my Kitchen and Back Door at the side of my property as well as 80% coverage of my patio area and a small portion of my garden beyond that .

I have no objection to an office being on site next door , [REDACTED] that particular room being used as an office , as being cl[REDACTED]

[REDACTED] As such , the Office has the potential to deny me of any privacy that I may be entitled to enjoy at the side and rear of my property .

[REDACTED]

One must ask oneself , for what purpose – [REDACTED] (see also ' Privacy ' below)

If the Planning Application shows the current office position remaining as it is , then I would request that the Planning Authority , in this case Eastleigh Borough Council , taking the whole design proposal into consideration , stipulate that the clear glazed window to this office , be opaque glazed .

Importantly , it v[REDACTED]

[REDACTED] would be obscured . It would also offer me a small measure of privacy upon my own property which I currently do not have and cannot rightfully enjoy .

Alternatively , perhaps the ' office ' could be re-sited in another part of their property , in place of a superfluous bathroom or two .

See also ' Privacy ' below .

Environmental

Drainage : Prior to the 1980's , 38 Yardley Road , had a cultivated front garden and a gravel drive down the side , leading a garage situated to the side and rear of the property .

From the year 2000 , great changes have taken place at 38 Yardley Road .

A front extension was added , the former small empty attic , was greatly extended and enlarged and became living accommodation , and the front garden has become a hard standing tarmac covered car park , with the old gravel driveway converted to paving bricks down to the old garage to the rear of the property .

The rain from the roof of 38 Yardley Road used to flow from the gutters , down the gutter

pipes and out onto the open ground , to soak away in the soil . At least they used to in the 1960's .

They no longer do that .

The drainage now flows out onto the non absorbent hard tarmac and/or paving brick surface whereby it continues down the falling gradient towards the front of the old garage . Here it collects into a drainage channel and did , until two years ago , flow out at both ends . One end on the left draining down to the rear garden of 38 Yardley Road and the other end on the right to drain along to the side of the garage and flow into my property .

With the increased 'roof capture' for rain envisaged with this planning application proposal which shows multitudinous Dormers and absolutely no mention of drainage provision for an increase of rain water drainage , it leaves me [REDACTED] be subjected to even more drainage entering through into my property , and as before , forming a temporary stream of greater volume than before along with any weed killer used to suppress weed growth between the brick paving , thus killing plants in my garden as has happened previously after a summer deluge of rain .

Proper drainage provision must be made , without detriment to my property , should this Planning Application be approved .

With regard to Trees and Crested Newts . No trees are involved in this planning application , and no Crested Newts either as they are likely to have already been exterminated long ago by extensive building development in Hedge End .

Visually Intrusive

The current Dormer Roofs and Windows , particularly on the South side , are both visually intrusive and privacy intrusive – in particular , of the two facing me , one certainly is without Planning Permission and therefore illegal , and the other may also possibly be without Planning Permission , and neither conform to Planning or Building Regulations as both are clear glazed and open full height [REDACTED]

[REDACTED] as stated above , at least two have also been illegally erected without Planning Consent on the West end of the North facing roof in 2009 , both clear glazed , both with full height opening windows .

There is one further Dormer and window situated at the Eastern end of the North facing roof (which may be the result of the Planning Application Z/36824/000/00) which is I believe , a Bathroom and it was and still is , opaque glazed and opens full height length .

May I bring to the Planning Authorities attention to the following :

I quote : Town and Country Planning (General Permitted Development) Order 1995 (as amended) requires that where an extension has any upper floor window located in a wall or roof slope forming a side elevation of the dwelling house they must be : (i) obscure-glazed , and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 meters above the floor of the room in which the window is installed .

The Extension here , being living quarters created in a previously unoccupied small square shaped empty loft , which was greatly enlarged and extended Westwards and Eastwards .

Each of these current Dormers are relatively small in size – four of them having the ability to detrimentally overlook and thus intrude upon neighbouring property either side .

Clearly , the current situation is bad enough .

The new proposals provide for much larger and expansive dormers totalling six in number and encompassing 16 windows in total (currently only 5 windows exist) .

A vast and unwarranted increase in the number of side windows and not forgetting of course the existing gabled windows , at each end of the property , which makes a grand total of 18 in all !

This proposal is [REDACTED]
[REDACTED] is overwhelmingly intrusive in design , in outlook , [REDACTED]
[REDACTED]

Privacy

Privacy – V - Overlord Surveillance : Above all else , this Planning Application proposal that includes so many intrusive windows is overwhelming [REDACTED]
[REDACTED]

In in the Summer of 2021 , my old wood panel fencing was falling apart and urgently needed replacing . In conversation with [REDACTED] regarding the state of the fence , she said , and I quote ; "We would like to see the fence replaced as soon as possible , as we value our privacy "

Fair enough , I have no problem with that .

The old dilapidated fence was replaced not long afterwards with new 6ft fencing . Job done .
[REDACTED]

[REDACTED]

That is not all .

Situated on [REDACTED] Porch Door which faces Yardley Road , there is a RING DOOR BELL which is fixed at a height ABOVE the height of the (now new) 6Ft fence between us . This Door bell is just 20/21 ft away from my back door [REDACTED]

[REDACTED]

[REDACTED]

Privacy for me ?

I don't think so !

Privacy in the Future ?

Zero !

The Ring Door Bell is NOT a Planning matter I know , BUT , I include it in context with [REDACTED] bold statement that "we value our privacy " !

Obviously [REDACTED] i [REDACTED]

[REDACTED] as is clearly demonstrated by this Planning Application and the very many overlooking windows proposed [REDACTED]

I have a legal right under the Human Rights Act , to a private life in my own home .

This Planning Application as proposed , seeks to unequivocally and wholly deny me that legal right and also makes a mockery of Planning Regulations in the process .

Hence my very strong objection to Planning Application H/24/96647.

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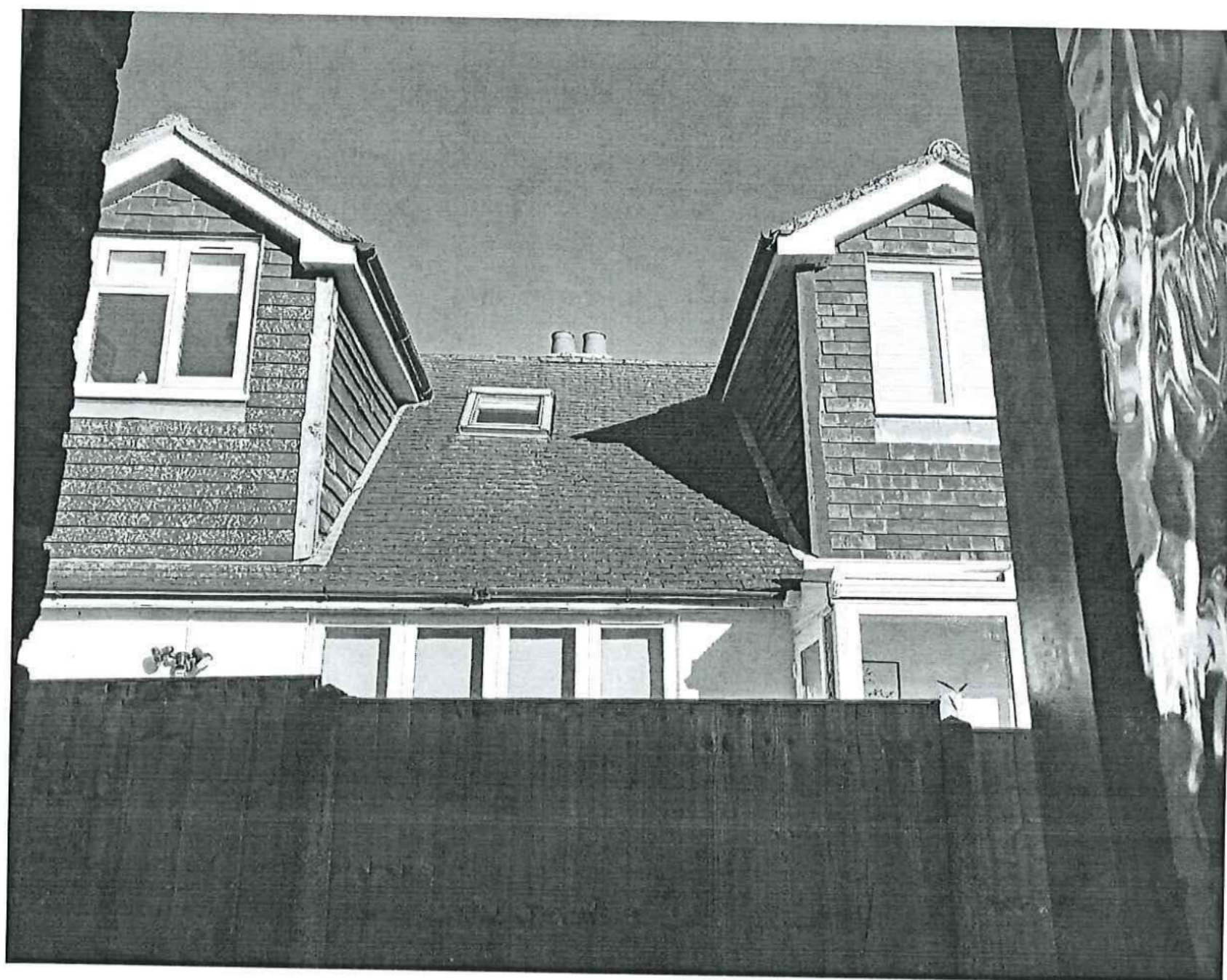
THE DODGY ROOF HIP



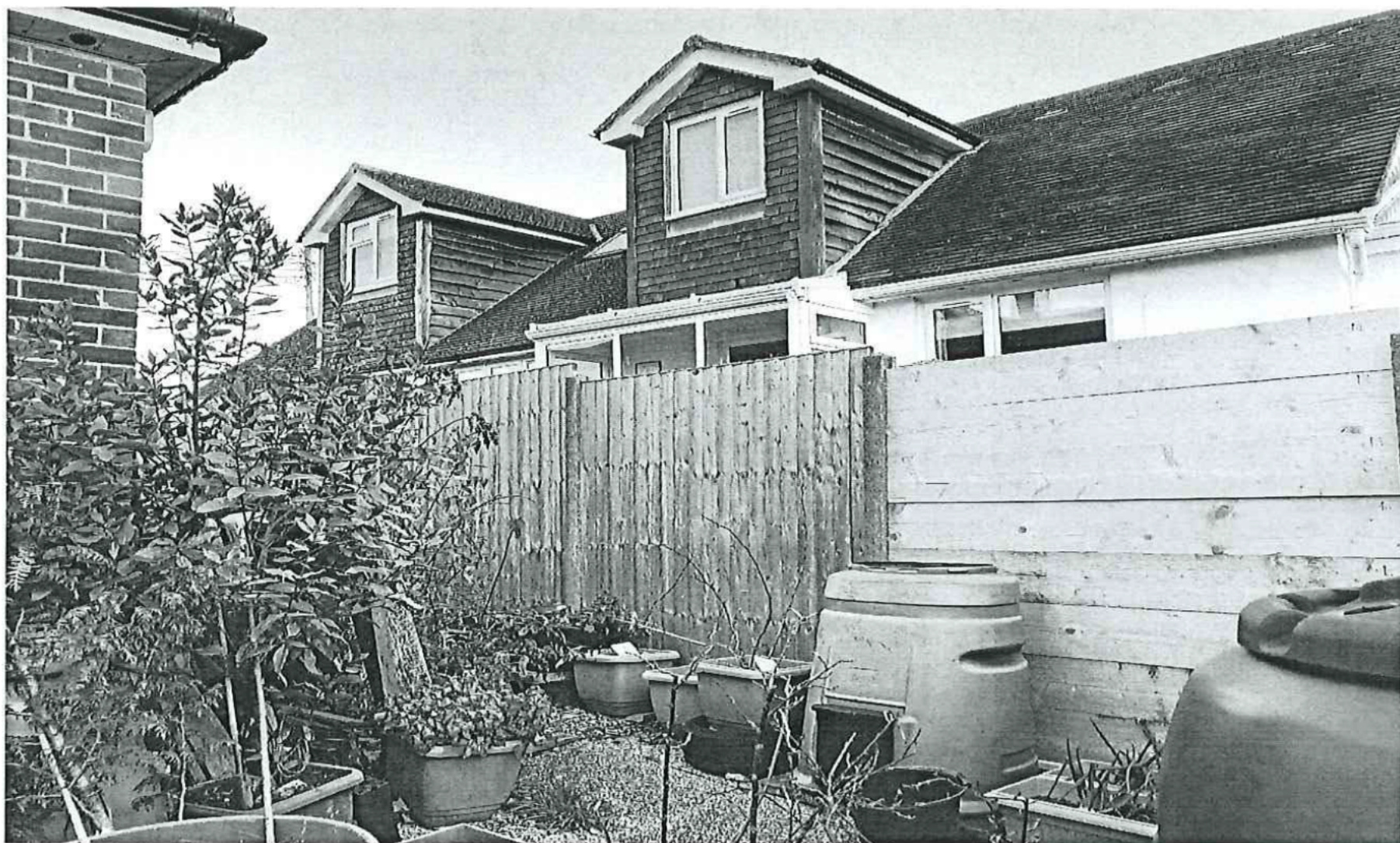
THE PROPOSED DORMER TO THE FRONT SECTION WILL BE LOWER THAN THE PROPOSED DORMERS TO THE LARGER REAR SECTION . VIEWED FROM THE ROAD ONE SQUARE SHAPE CREATED BY THE DORMERS WILL BE HIGHER THAN THE OTHER SQUARE SHAPE



OVERLOOKING DOWN INTO MY PROPERTY



VIEW THROUGH INTO MY BACK DOOR



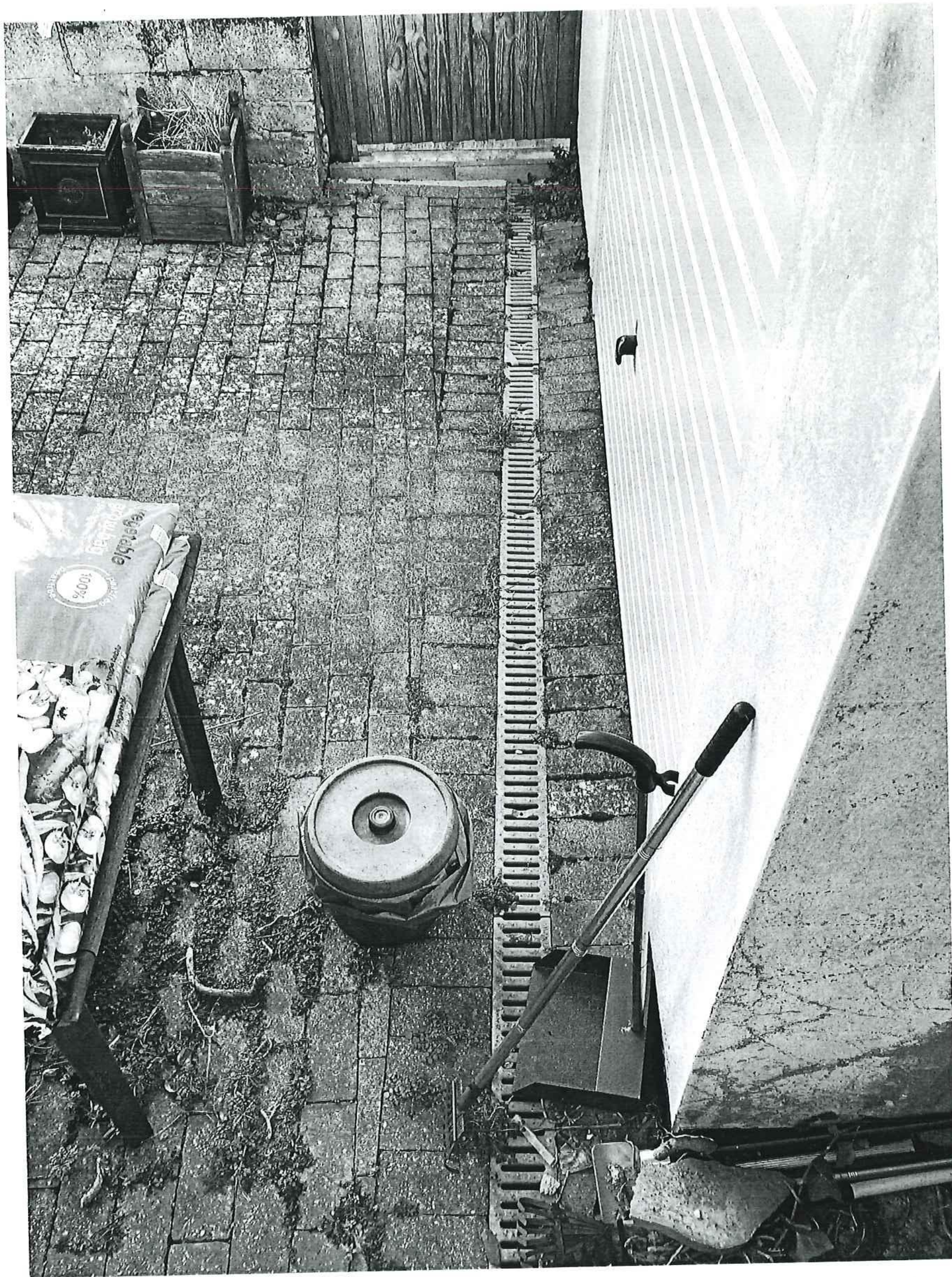
VIEW OVERLOOKING MY BACK GARDEN



VIEWS ACROSS AND DOWN INTO TO MY PROPERTY



NORTH FACING DORMERS (R) FACING 40 YARDLEY ROAD
THE FURTHEREST TWO ARE CLEAR GLAZED , THE NEAREST
ONE IS BELIEVED TO CURRENTLY BE OPAQUE AS IT IS A
BATHROOM



ALL THE DRAINAGE FROM THE SOUTH FACING GUTTERING AND FROM THE HARD SURFACE DRIVEWAY ENDS UP HERE , BLOCKED OFF (TOP OF PHOTO) THEREFORE ALL THE RAINWATER HAS TO FLOW TOWARDS MY FENCE BOUNDARY (BOTTOM OF PHOTO) AND THROUGH INTO MY PROPERTY



OUTFLOW OF DRAINAGE FROM SOUTH FACING ROOF AND GUTTERING AND DRAINAGE FROM NEW PORCH AND HARD SURFACE DRIVEWAY FLOWS INTO MY PROPERTY HERE . DESPITE FOUNDATIONS FOR NEW FENCING GOING IN THE DRAINAGE FROM NEXT DOOR CONTINUES .





NEW FENCE BASE AND NEW FENCING IN PLACE BUT DRAINAGE FROM
38 YARDLEY ROAD CONTINUES TO FLOW THROUGH INTO MY PROPERTY

DORMER

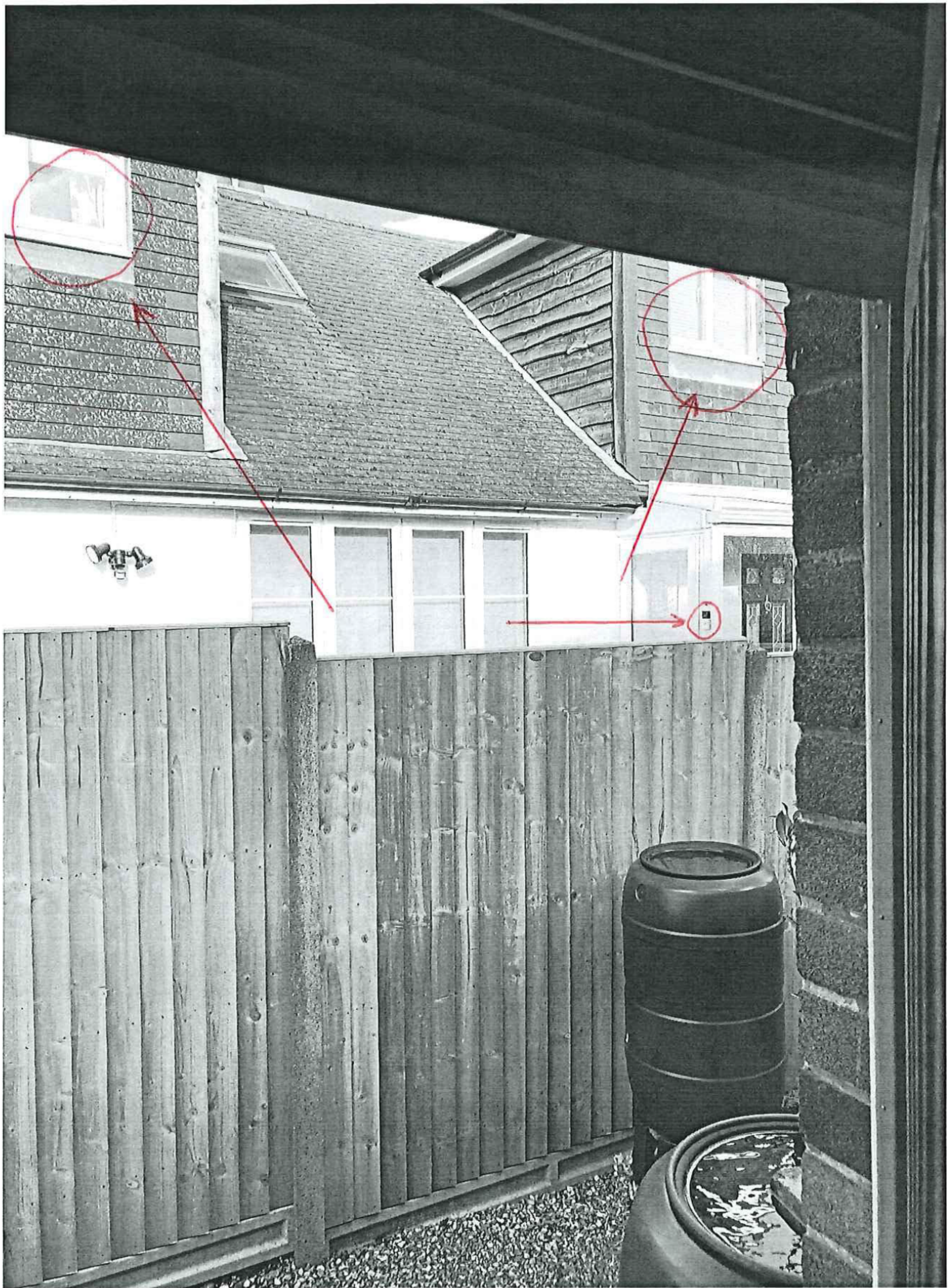


NEW PORCH - NEW RING DOOR BELL

DORMER

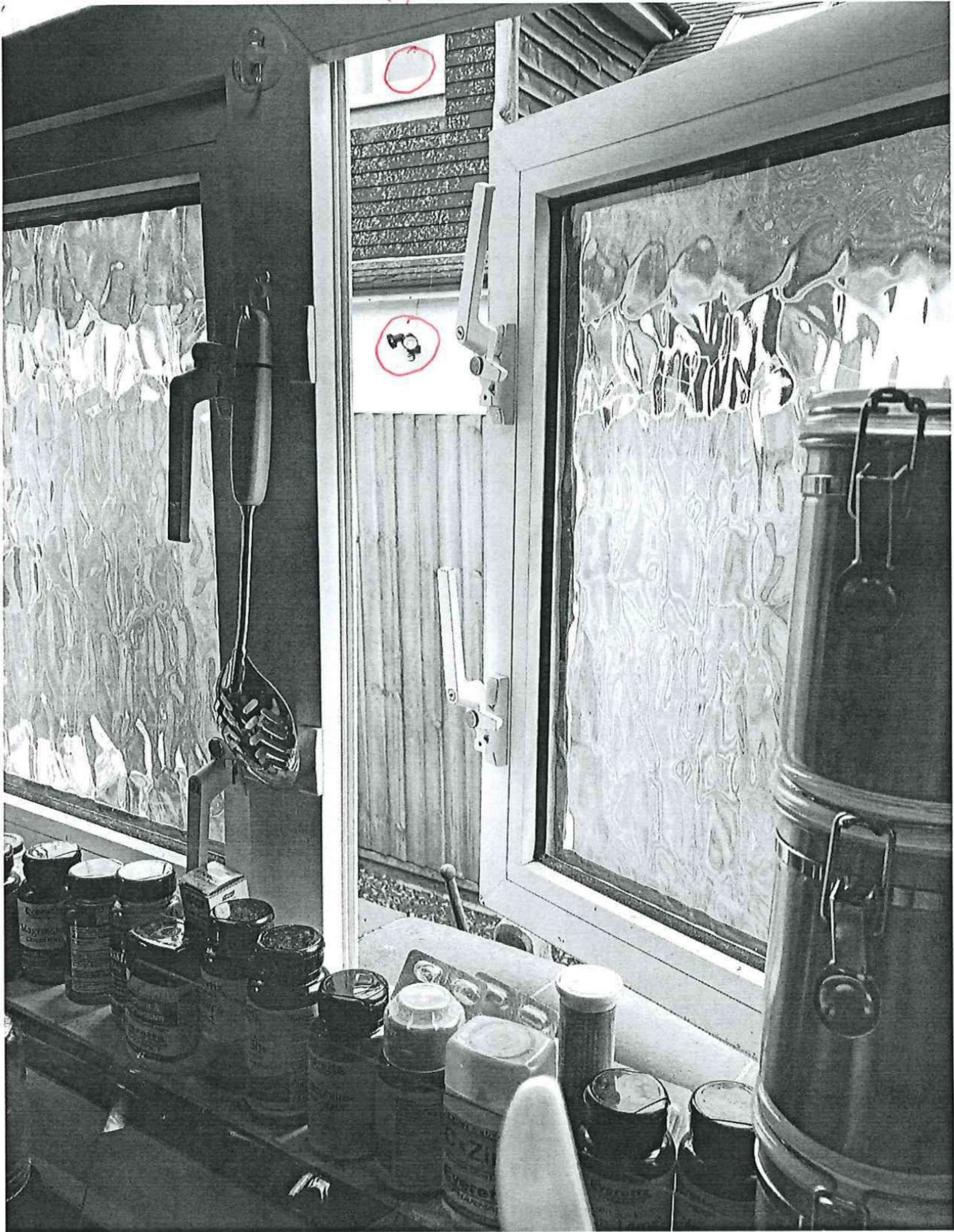


THE BATHROOM



MY FRONT
DOOR AS WELL, A RING DOOR BELL AND DORMER WINDOWS

DORMER



POISED AND READY TO ILLUMINATE [REDACTED] AT ANY TIME