

I would like to reiterate all of the comments of objection previously lodged against this Planning Application, but also add to them as follows;

Eastleigh Borough Council (EBC) both supports and refers to Building for Life 12 (BfL 12) in its Quality Spaces Supplementary Planning Document (SPD). BfL 12 is the industry standard for the design of new housing developments.

Extract from BFL12

12 External storage and amenity space

"Thinking carefully about the size and shape of outside amenity space. It is a good idea to ensure that rear gardens are at least equal to the ground floor footprint of the dwelling. Triangular shaped gardens rarely offer a practical, usable space. Allow residents the opportunity to access their garden without having to walk through their home".

The EBC Quality Spaces SPD also states:

Extract from Site Context Section (page 12)

Massing and its impact on neighbours:

The massing of a building relates to its scale, size and height. (refer to Planning Portal outline planning requirements for massing). The impact of a new building, on its neighbours will often be exacerbated by issues of overlooking and shadowing. Orientation, topography, context and the character of the surrounding area are all matters which must be thoroughly addressed and considered together with scale and massing to achieve a positive outcome. The size of new buildings need to respect the setting in which they are built. If the area is covered by a character area appraisal it will detail the local context and include key elements such as predominant storey heights. A common criticism is that new buildings are perceived to be 'overbearing'.

Extract from Residential Amenity Section (page 29)

For houses, the absolute minimum for private amenity space of at least 60% of the floor space will be required. This minimum may be reduced in urban areas when the dwelling is within 100m (by safe and convenient route) of a public open space. The size will need to increase where:

- the local context requires it (i.e. in more suburban, 'leafy' areas)
- excessive shading renders significant areas of the garden unusable due to neighbouring buildings or other structures, trees and orientation
- mature trees are to be retained within the garden space. Private residential amenity space may sometimes not be appropriate where constraints exist which, even when mitigated would result in unsafe or uncomfortable environments. For other design reasons (e.g. privacy requirements or the need to take account of the local context) minimum back garden sizes may need to be significantly larger.

I consider that all the above extracts to be highly relevant and they vehemently support the Council's refusal for this Planning Application.

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