

MS SOPHIA GOODHEAD
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EVERDENE HOUSE DEANSLEIGH ROAD
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Application X/23/94736
Please ask for Liz Harrison
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Working hours
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Tuesday 12 March 2024

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 and the amended plans submitted on 29 January 2024. Please note these comments should be read in conjunction with the comments received from Housing dated 23 February 2024.

The amendments have addressed a significant number of the issues previously raised; however the following further amendments are required:

House Types

- **New House Type CTST** - the floor plans and elevations for the new house type CTST are not consistent with regard to the obscure glazing annotation for the ground floor side hall and living/dining room windows. In addition the annotation needs to be amended to be clearer that the side hall and landing windows are proposed on all plots, but are fixed shut on plot 505, with the side first floor landing window on plot 492 also needing to be top hung to prevent loss of privacy for plot 493. Please check and amend the plans accordingly.

The notes have been adjusted as requested.

New House Type TST - the side W.C and bathroom windows on plots 558, 600 & 604 do not need to be fixed shut and should be annotated as obscure glazed and top hung only. The notes have been adjusted as requested.

- **New plot drawings for Plots 506-508 and 601-603** - the floor plans and elevations are not consistent with regard to the annotation for the side W.C and bathroom windows. The floor plans should be amended to show these windows provided on plot 601 as well as plot 508, as they are on the elevations. In addition the site layout refers to these plots as Baker X house types but the floor plans and elevations refer to them as Baker house types. The floor plans for plots 506-508 & 601-603 also need to include the size information that is included on the other floor plans so that it can be assessed against the amenity standard requirements. Please check and amend the plans accordingly. The window notes have been adjusted, name adjusted, size info added as requested.
- **Plots 483 & 494 (House Type Tenterer Y)** – whilst side windows have been added to these plots following on from the previous request, they should all be enlarged to double casement windows given their prominence in the streetscene. Windows enlarged as requested.
- **Plot 493 (House Type Tenterer X)** – the side kitchen/dining room window that has been added following the previous request should be enlarged to a double casement window due to the prominence of the elevation in the streetscene. Windows enlarged as requested.
- **Plot 563 (House Type Goldsmith X)** – given the changes to the house types on the southern road facing the open space, the proposed porch on plot 563 is now out of keeping with the others in the street. Please amend it to the type used on Option 3 of this house type, as used on plots 552 & 567. New sheet added with house type showing new canopy.
- **Plot 564 (House Type Tenterer Y)** – this has been changed from a Goldsmith X house type to a Tenterer Y house type and the living room side window should be enlarged to a double casement given its prominence in the streetscene and from the public open space. Window enlarged, extra sheet added for new floor plan showing enlarged window.
- **Plot 568 (House Type Weaver X)** – plot 568 is listed on Weaver X Option 1 and Option 2 elevations. From the Boundary and Dwelling Materials Layout it would appear to be Option 2 (Painted Brick) that is the correct elevation. Please check and amend the plans accordingly. Plot 568 removed from option 1 elevations.
- **Plots 581 & 582 (House Type Spinner X)** – as previously indicated the kitchen windows do not need to be top hung and can be fully openable. The annotation has been removed from the elevation, but not the floor plan. In addition, please amend the annotation for the bathroom window to make it clear that an obscure glazed window is to be provided on both plots, but needs to be top hung on plot 581, or it can be top hung for both if that is easier. The window note has been adjusted as requested.
- **Plot 586 (House Type Tillman X)** – plot 586 is listed on the Tillman X Option

1 elevation and shown on the site layout as a Tillman X, but is not listed on the Tillman X floor plans. Please check and amend the plans accordingly. **Plot 586 added to the floor plans.**

- **Plot 592 (House Type Baker X)** – plot 592 is listed twice on Baker X Option 1 elevations and floor plans - *as drawn* and *handed* – looking at the site layout it would appear to be *as drawn*. Please check and amend the plans accordingly.

Plot 592 removed from handed plot numbers.

- **Plot 594 (House Type Baker X)** – plot 594 is listed on the elevations and floor plans for Baker X and the floor plans for Tillman X (but not the Tillman X elevations). It is shown on the layout as a Baker X house type. Please check and amend the plans accordingly. **Plot 594 has been removed from the Tillman X house type.**
- **Plot 609 (House Type Baker X)** – given the prominence of the side elevation in the streetscene and the change in house type on plot 609, a side bedroom 1 window should be provided on plot 609 as it is on plot 610. **A window has been added to plot 609.**
- **Plot 619 (House Type Fuller Y)** – whilst a side living room window has been added following the previous request it should be enlarged to a double casement window, or a further single casement side window should be added at the rear of the living room, given its prominence in the streetscene. **The window has been enlarged as requested.**

Boundary Materials

To be consistent with what was previously approved under the original reserved matters, or as a result of the latest changes to the proposed layout further amendments are required to the boundary treatments

The boundary walls facing the drives for plots 515/516 and plots 559/560/561 should be demarcated by brick walls given their prominence in the streetscene. **The boundaries have been adjusted as requested.**



Materials

The revised Boundary and Dwellings Materials Layout (drawing BDML.01 rev C) is not consistent with the elevations for plot 523, which is a painted brick unit. Please amend the Boundary and Dwellings Materials Layout to show the use of painted brick on plot 523, as it did on the earlier revision A. **Plot 523 has been shown as painted brick as requested.**

Refuse Collection

The Refuse Collection Plan, although saved as RCP.01 rev C, is given reference AHP.01 on the drawing itself, which is the same as the reference for the Affordable Housing Plan. Please amend the reference on the drawing. **The drawing number has been changed as requested.**

Cycle storage sheds

The site layout needs to be amended to show the provision of a shed for plots 602 and 608.

Cycle sheds have been added as requested.

Accessibility standards

It is noted that the proposals do not meet the requirements of policy DM29 "Dwellings with higher access standards" with only 25% of units meeting Part M4(2) standard (Accessible and adaptable dwellings) and none of the units meeting Part M4(3)(2)(a) or (b).

However, it is accepted, as set out in your letter dated 29 January, that S106 legal agreement associated with the development secures 3% of affordable housing dwellings to be wheelchair standard dwellings, which have been provided elsewhere within the development. Similarly it is noted that amendments to other parts of the development have not been required to meet the standards set out in policy DM29 due to the timing of the submission of those amendments in relation to the adoption of policy DM29. Given this, and the fact that the originally approved house types for Phase 3 equally do not meet the requirements of policy DM29, no further amendments are required in relation to this issue.

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 "N Parker", written over a horizontal line.

Nicholas Parker
Planning Manager