

Eastleigh Borough Council
Planning Department
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

28 Lakewood Road
Chandler's Ford
Hampshire
SO53 1EW

22 April 2024

Dear Sir/Madam,

Application No: H/24/97212
Site: 26 Lakewood Road, Chandler's Ford SO53 1EW

I wish to register my objections to the above planning application. The reasons for my objections are as follows:

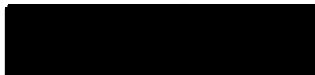
1. **Loss of privacy.** The proposed development is visually intrusive and has several windows which face directly towards 28 Lakewood Road. One of these is on the first floor and the others are high level windows on the ground floor. These are all considerably closer to the boundary than the existing house. The garage and workshop appear to be within a couple of feet of the boundary fence.
2. **Loss of light.** 26 Lakewood Road lies to the south of 28 Lakewood Road. There is already an impact on natural light levels due to the line of pine trees along Merton Avenue. The size, height and site of the proposed 2 storey extension would exacerbate this hugely. This impact would be year-round but especially pronounced in the winter months when the sun is much lower on the horizon.
3. **Impact on trees.** The application will have a detrimental effect on several trees protected by TPO numbers 58-H (T52, T53 and T54), 283-E oak (T11) and 283-E birch (T51). All have root systems which are close enough to be affected by the foundations of the proposed extensions.
Birch tree T51 was felled in 2021 and replaced with a Liquidamber by the previous owner of 26 Lakewood Road. This was planted about 6 feet away (towards the existing garage) from the felled tree and photographs showing this can be provided if needed. The proposed new garage lies directly on top of this tree.
4. **Overdevelopment of plot.** The footprint of the proposed development is not in keeping with the overall size of the plot and represents overdevelopment.

Neither is it in keeping with the character of surrounding properties, in particular: 1A Merdon Close, 45 Merdon Avenue and 10 Merdon Close.

5. **Poor design.** The design is visually unappealing and unattractive.
“Development that is not well designed should be refused” according to the National Policy Planning Framework (NPPF).
6. **The Hiltingbury Special Character Area.** This proposal is contrary to the policy objectives of the Special Area’s Planning Statement. The proposed development fails to meet policy objectives in respect of:
 - ratio of building footprint to plot size
 - separation between buildings (the proposal reduces considerably the distances between 26 Lakewood Road and 1A Merdon Avenue and 28 Lakewood Road)
 - building scale and mass
 - privacy and outlook from existing houses and gardens
 - retention of sufficient garden depth and area of existing dwellings commensurate with their size and character.

For these reasons I urge you to refuse this application.

Yours sincerely

A black rectangular box redacting the signature of Rajpal Dhillon.

Rajpal Dhillon