

40 Nichol Road
Chandler's Ford
Hampshire
SO53 5AU

18 June 2024

Mr D Huckfield
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

Dear Mr Huckfield

Application no: H/24/97500

Description: Extension of existing bungalow to form two-storey 4 bedroom house.
Demolition of existing single garage and replacement with guest annex with gym on ground floor

Site: 38 Nichol Road
Chandler's Ford
Eastleigh
SO53 5AU

Thank you for your letter of 31 May 2024.

We acknowledge the amendments to the original application (F/24/96900), in particular the reduction in roof height and the removal of the North East gable.

However, we maintain our objection to the application on the following grounds:

Overbearing – height & proximity:

We acknowledge that the decrease in roof height and removal of the North East gable have reduced the extent of the overbearing of the proposed house on no. 40.

However, the retention of the North West gable in such close proximity to no. 40 will continue to have an overbearing effect as will the vertical wall height which extends above one storey.

It remains that, from what we can see, none of the corner properties in Nichol Road have to date extended or rebuilt higher than their original roof height. We understand that on some occasions applications have been made and refused.

Overlooking & loss of privacy:

Although the roof height has been reduced to a partial “chalet-style” on the North side and the proposed house therefore slopes away from no. 40 from a lower point, the North facing windows are dormer (as opposed to velux which could be preferable if above eye level) and they remain almost as close to the boundary as in the previous design. They are also higher than in the previous design.

From these windows there will be a view both towards the rear of the house (no. 40) and into the back garden of no. 40.

Other matters:

The application is now described as an extension, but according to the Proposed Site Plan it appears that the south and east external walls will still be demolished in their entirety in order to enlarge the footprint (the plan also has the dotted red line denoting demolition along the north and west walls, but this may be an oversight – if not then all external walls are being demolished?).

The following comment from our previous letter remains:

With regards to context and visual intrusion, in Woodlands Close, the road onto which the proposed property fronts, all the houses are of a chalet style as originally built, and while some have been extended to the rear, none have increased the roof height or altered the style of the building when viewed from the road (*reference Supplementary Planning Document, Hiltingbury Road West Character Area Appraisal*).

As before, we understand we can ask that the following conditions be considered should the application be approved, and that this does not weaken our above objections:

- all windows on the north elevation of the main house should be obscured and fixed or fanlight opening above eye-level
- reasonable working hours on site
- considerate parking of works vehicles
- consideration should be given to the materials used on the north elevation. The proposed white render will make the building more overbearing than a brick finish for example

Yours sincerely

Roger and Sandra Cath
(by email)

Cc Susannah Flood