

Eastleigh Borough Council

Eastleigh House
Upper Market Street,
Eastleigh
Hants SO50 9YN

Application: H/24/97624

Dear Claire Campbell-Best

**RE: Proposed first-floor side extension, minor internal remodelling & external cladding alterations
@ 5 Merdon Close, Chandler Ford**

We have received neighbour objections from properties Nos 4 and 6 Merdon Close, which adjoin the application site and No 7. We want to reiterate that our goal is to directly address and respond to these objections.

No 6 Merdon close

Objection 1.

- 01.01. The Planning objective regarding neighbours' objections should only be considered the viable objections where the development is assessed to have direct adverse effects on the neighbouring properties, such as overshadowing and overlooking. The Architect and the relevant Planning policies should evaluate matters regarding the design.
- 01.02. The design issue regarding the new cladding however has been carefully considered to ensure it is in keeping with the dwelling's architectural character. The texture and colour will match the existing brickwork, roof tiles, and garage door, which is already a dominant dwelling feature, ensuring a harmonious aesthetic impact.
- 01.03. The area is not categorised as a particular Character area, such as conservation or a site of special interest regarding the style of the existing buildings. However, we deeply respect the existing character and believe that any new extension or addition to the dwellings would not need to be fully harmonised with the neighbouring property character as the latter cannot be true with the existing buildings. A slight change in the facade character will not only harm the visual amenity but also it would add an interesting addition to the overall visual amenity.

Objection 2.

- 02.01. The existing dwelling's overall area is 442 sqm, and the proposed extension is 66 sqm, which is only a 15% increase on the existing building's area.
- 02.02. The need to expand existing dwellings is a nationwide demand and should not be opposed so long as it conforms with the Planning regulations. The mass of the new addition would hardly diminish the existing natural context and harmony.

Objection 3.

- 03.01. The proposed addition would always maintain the existing architectural balance. It is a subservient addition to the mass of the existing dwelling, which has the same architectural style and character.

Objection 4.



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04.01. We refer you to clause 03.01 above and would also reiterate that objection 04 is entirely subjective. There has been ample emphasis on ensuring the proposal would not harm or have a visual adverse effect on the street scene.

Objection 5.

05.01. A Juliette balcony is not a balcony with an outside platform that enables access to an external area, which could undermine the overlooking notion. It is considered a door-size window as far as the overlooking construct is concerned. The JB's face rear and front, just as in the case of other windows, and there are no side-facing openings in the proposed extension to intensify overlooking onto neighbouring properties.

05.02. In fact, the overlooking objective should be pointed at Nos 6 and 4, with their existing windows facing the front garden of the application site; **see the attached images**

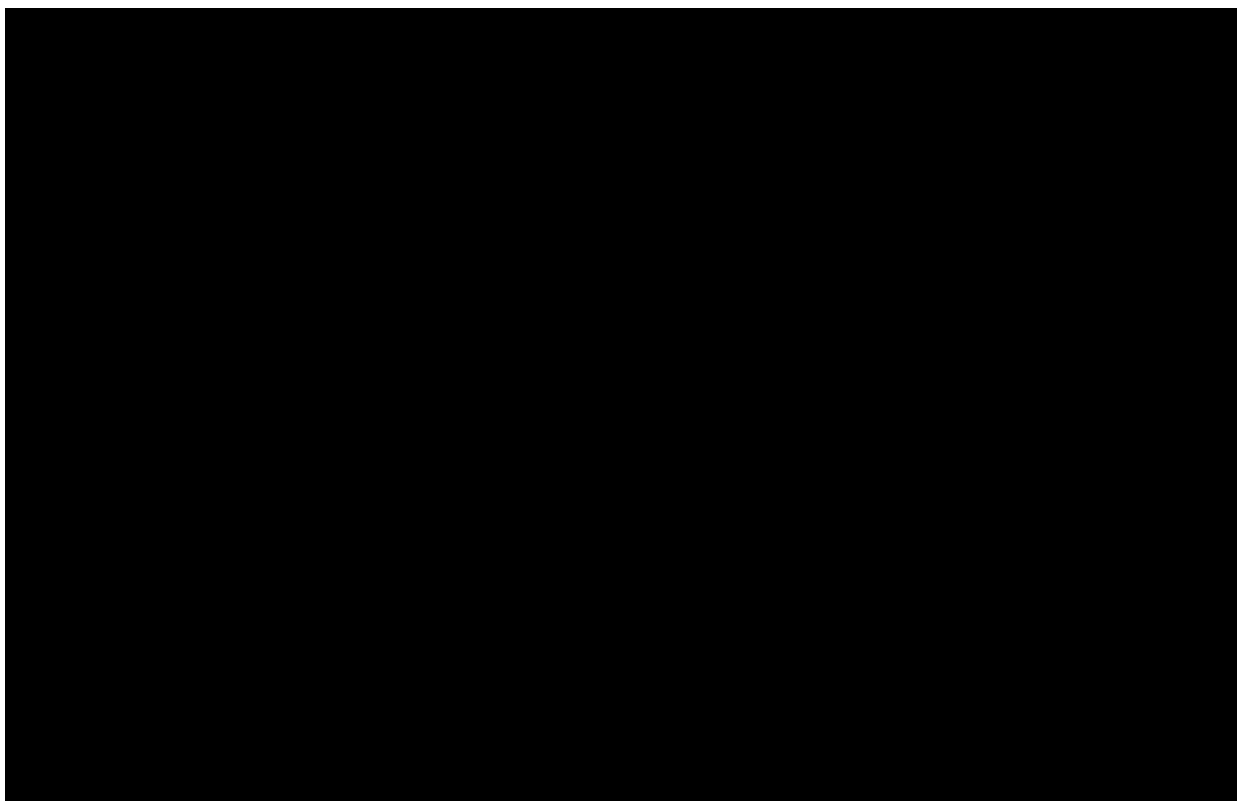


Image above highlights the existing window from the property at No 6 facing the application site front garden.



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Image on the left ; highlights the existing window from the property at Nos 4 and 3 facing the application site front garden.

Objection 6

06.01. The new automatic gates replace existing manually operated gates, **(see the image below)**. The new gate size has not been changed, but the design has been changed to a form with thin steel uprights painted black to reduce visual impact. Steel uprights are mainly used for fencing off dwellings fronting the highways, and their adverse visual impact is second to none. The objective argument should not be held against building owners wishing to install an automated gate system for extra security.



Objection 7.

07.01. The new proposed gates have an automated mechanism enabling remote activation, usually taking a few seconds to operate. The new gates minimise the waiting time to just a few seconds. The new replacement gates should be considered an improvement to the existing manually operated gate and not a hindrance or burden on other vehicular movements in the cul-de-sac.

Objection 8.

08.01. The proposed first-floor extension is some distance away from the common boundary with No 4, which allows the proposed extension width without compromising the



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daylight planning rule, which states that a 45-degree sightline from the window edge of the adjoining property dwelling should not cross the extension.

Objection 9.

09.01. There are no additional heating Solar Panels. The existing ones will be relocated to the rear of the property to make room for the new side extension. It will be relocated to a more discreet location away from any sighting from any location in No 6 and 4 properties.

Objection 10,

10.01. The proposed first-floor extension is some distance from the common boundary with No 4, and all windows and doors face the rear and front of the application site. The existing rear/side flat roof also helps to minimise any overlooking. We also refer you to clauses 05.01 and 05.02.

Objection 11

11.01. We refer you to our responses on objections 1, 2, 3, and 4.

Objection 12

12.01. The suitability of the design is a subject construct, and the Architect and the relevant Planning Policies should evaluate matters regarding the design.

No 4 Merdon close

Objection 1

01.01. The Merdon Close is not a unique development with houses of uniform concept. There are many developments with similar characters in Chandler Ford. Many neighbouring dwellings have extensions and additions over their garages. House Nos 1, 8, and 10 are examples of similar alterations successfully completed; see the attached images below. As seen in Number 10, the window sizes vary, and any overlooking is to the front and the rear; **see also the images below and our responses to house No. 6 objection 5 regarding the proposed fenestration.**



The image on the left highlights a new out-of-character addition and alteration over the garage of the dwelling at No 1 Merdon Close. The windows vary in size and shape



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The image on the left highlights a new large addition and alteration over the garage of the dwelling at No 10 Merdon Close. The windows vary in size a

Objection 2.

02.01. The proposed cladding is not black concrete. It is a fibre cement with a colour that matches existing garage doors. Fibre cement is a durable, maintenance-free, UV-resistant cladding system used widely in industry. The proposed walls will mainly be finished in face bricks to match the existing, and the roof in interlocking tiles to match the existing.

Objection 3.

03.01. The metal vertical railings in black are typically used along the front highway boundaries for better security and discreet nature. **See also our responses to house No. 6 objections 6 and 7.**

Objection 4.

04.01. We refer you to the response for House No. 6 Objections Nos 2 & 8 regarding the massing and scale of the proposed extension. The height of the proposed extension is subservient to that of the existing and proportional to the existing dwelling scale. The existing flat roof, the proposed distance of the proposed gable end to the boundary and considering that House No. 4 has been built on higher ground than the Application dwelling, will minimise any overshadowing of No. 4.

Objection 5.

05.01. We refer you to the response for **House No. 6 Objections No 9** regarding the relocation of the existing Solar panels.

Objection 6.

06.01. We refer you to the response for **House No. 6 Objections No 4.**



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No 7 Merton close

07.01. The objections found similar to the House No 6 and 4 objections to which we have fully responded in this letter.

Summation

In summary, the objections raised were mainly based on the design issues, which were deemed to be subjective. The architect and the relevant Planning policies should evaluate matters regarding the design. The neighbour's interest should be considered when a new development directly affects their enjoyment of their land. On that note, Property No. 4 is likely to be affected, but the effects we believe are well within the normal Planning Regulation and Policy standards for domestic extension schemes.

Your Sincerely

K Jamriz-Shirazi

For and on Behalf of Toldfield Architects Ltd



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