

Planning Appeal Application Ref no: F/24/96708

Site:
60 Bursledon Road
Hedge End
SO30 0BY

We are writing to appeal Eastleigh Borough Council's decision to refuse planning application Ref no: F/24/96708 relating to the property listed above.

The proposed development is in keeping for the National Need and call for new housing and in a sustainable area, well serviced by proximity to employment opportunities and transport links, the M27 motorway a short distance and a bus stop is near to the site.

Upon reading the reasons put forward for the refusal, we find that the following elements are incorrect and based on the above and the facts as listed below, we are appealing that decision for the following reasons.

1. It was suggested that the proposed dwelling would be is visually intrusive and will not integrate with other properties in the road and vicinity. In fact, in both Foord Road and Bursledon Road, the building types, styles and heights are various and numerous in variety. *(see below scheme with thumbnails and arrows).*

In Foord Road immediately opposite the application site is a large heavy industrial construction next to a large block of flats. The property neighbouring the site is a massively extended bungalow and next to that again is a much higher chalet bungalow. As the road continues there is a mixture of housing types, including numerous detached two-storey housing and bungalows of various styles and dimensions.

In Bursledon Road there is also a notable variety of houses and bungalows

Neighbouring the site, numbers 60 and 58 are substantial large, detached houses, and beyond these a change to a variety of different the styles and heights of chalet and bungalows.

Ecology and diversity. The site will be ecologically enhanced by the additional planting of hedging and of native and flowering saplings along the boundaries with number 58 and 60.

The Plot where planning permission has been requested.



Looking from Foord Road.

- 60 Bursledon Road to the right of the photograph
- 58 Bursledon Road behind the plot, in the distance straight ahead.
- 2 Foord Road to the left of the photograph, where the fence will be enhanced with new hedging.

The new build will propose a mixed hedge between 60 Bursledon Road and the proposed new dwelling, as well as many other

The landscape and variation of housing close to 60 Bursledon Road plot



Various housing styles in Bursledon Rd

- Large block of flats
- Semi-detached houses
- Detached Chalets etc

2. The first-floor window referred to in the decision will not detract from the amenities of number 58 as it is a considerable distance from the boundary, and as is typical with the majority new housing it will inevitably neighbour a rear garden, as indeed the existing neighbouring houses overlook number 60 (*See Photo one*). The existing hedge and trees largely block out any perceived overlooking (*see Photo two*). However, to ameliorate this concern the window will be glazed in opaque glass, therefore it will not be see-through. This and boundary plantings will negate any perceived negative concerns.

Photo one



The window upstairs at 58 Bursledon Road overlooking the house and garden at 60 Bursledon Road.

Photo two



The high boundary hedges and trees between 58 and 60 Bursledon Road obscuring the view from the proposed new build in the plot at 60 Bursledon Road

3. With reference to policy DM11. The site has been cleared of some vegetation that had overgrown since the vegetable garden had been neglected for some time (*see Photo three below*). To ensure replacement and biodiversity gain, a planting programme is contained in the plan including numerous additions and accommodations for fauna and flora.
- a. Firstly, a native hedgerow will be installed along boundary between the development and number 60 Bursledon Road which will help shield the property:
 - b. There will be further plantings along the border with numbers 2 Foord Road to obscure the existing wooded fence, and 58 Bursledon Road.
 - i. Plantings will also include plants and shrubs which attract pollinators, small nesting birds and other wildlife to the garden.
 - c. Also, the following will be installed or facilitated on site such as:
 - i. bat bricks,
 - ii. swift boxes or bricks
 - iii. a corridor through hedgerows for badgers, hedgehogs, frogs and toads etc to move from garden to garden.
 - d. This will enhance the development considerably to attract local wildlife.

Photo three



Looking from Foord Road.

- Helen Jones
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- 60 Bursledon Road to the right of the photograph
 - 58 Bursledon Road behind the plot, in the distance straight ahead.
 - 2 Foord Road to the left of the photograph

4. The relevant payment would be made under the requirements of Policy DM11 of the Local Plan 2016-2036 regarding the nitrogen loading etc from population pressure and this would be made on acceptance of the Planning Proposal before any works were started.

We hope you agree that we have positively addressed concerns your officer had when raising the planning refusal, and we are open to further suggestions that you may have.

We assure you of our best intentions and look forward to a positive response to this Planning Application Appeal.

Helen Jones

Helen Jones

