

Planning Application F/24/96708

60 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BY

Representative	Address	Comments
Chris Larkin	58 BURSLEDON ROAD HEDGE END SOUTHAMPTON SO30 0BY	We wish to lodge a formal objection to the application for the following reasons. Scale of development We regard the proposal to construct a chalet-style 2 bedroom property as overdevelopment of a very narrow plot. The original plot on which 60 Bursledon Road stood was reduced by a third in the 1960s when part of it was sold off for the construction of 2 Foord Road. This has left insufficient space between 60 Bursledon Road and 2 Foord Road in which to create a development plot of adequate size for the type of property proposed. This width restriction has effectively led to the designer to 'load' accommodation into the roof to gain market value leading to overlooking and line of sight issues as outlined below. The main entrance door on the side elevation is very close to the boundary line and overlooks the rear garden of 60 Bursledon Road. The plan also appears to remove both of the existing parking spaces from 60 Bursledon Road to within the site boundary of the proposed dwelling and leave a very narrow pedestrian access to the existing property. Overall therefore, the proposed development is not well integrated with the houses around it and is intrusive in terms of its scale. This is contrary to the Eastleigh Borough Local Plan 2016-2036 DM1 (1c). Impact on our property We consider that the proposal will have a significant and detrimental effect on our property, particularly in terms of overlooking and loss of privacy. This is exacerbated by the fact that the proposed dwelling will be significantly higher than the ground floor of our own house, patio and part of our garden as the land rises significantly towards Foord Road. The development proposal completely fails to address the privacy impact on our property, considering only the overlooking aspect into 60 Bursledon Road and 2 Foord Road. In our opinion, the size of the rear bedroom window is significant, being nearly 2.4m at its widest point. It will be markedly higher than the boundary hedge and so will overlook most of our garden and all of our patio. There is also the issue of a direct line of sight, even at an oblique angle, from this window into our kitchen-diner and first floor study which is within the 22m guideline separation distance between windows across a boundary. These issues will lead to a significant loss of residential amenity which is contrary to the Eastleigh Borough Local Plan 2016-2036 DM1 (1a). This overlooking issue was discussed with the planning officer during her site visit. In our opinion, this problem can only be effectively addressed by a single storey dwelling or, if accommodation is desired on a first floor, a redesign of the rear bedroom to include the removal of the window from the rear gable and installation of roof lights and/or fixed obscured glazed panels into the roof. A sensitive redesign of the window configuration would not compromise the privacy of any of the 3 surrounding dwellings. Highway matters We have lived at 58 Bursledon Road for 30 years and in that time have noticed significantly increased traffic flows along

		Foord Road, both to and from the direction of Bursledon Road. As there is no pavement on the side of Foord Road adjacent to the proposed site, many pedestrians must step into the road and cross at the busy junction to use the pavement on the other side of the street. We have concerns that a total of 4 parking spaces compared to the 2 currently provided for 60 Bursledon Road and the wider access required so close to the junction, will compromise safety of road users and pedestrians particularly considering that vehicles will need to reverse off the site as no turning space is provided. This vehicle movement will be occurring within 13m of the busy junction and a blind corner where visibility of drivers and pedestrians is restricted. The site plan is incorrectly drawn showing pavements on both sides of Foord Road. There is no pavement on the side bordering the site. It should also be noted that Foord Road is a route for many pedestrians from the Greenfield housing development to access bus services from Bursledon Road, so the footfall past the site and at the crossing point is significant. Previous application A previous application for a single dwelling (O/21/91568) was considered by Eastleigh Borough Council in November 2021. The proposal was very similar to this application in terms of building form (a chalet bungalow), footprint area, distance from the site boundaries, scale of development and positioning of a habitable room window on the rear elevation overlooking our boundary. The Council refused the application citing various reasons including • Overdevelopment of the site and creation of development 'unduly prominent and incongruous' in form • An unacceptable level of overlooking into our property and loss of privacy to the detriment of our residential amenity. It was also noted that the development was contrary to the local development plan and national planning guidance. We request that the Council recognises that the present design has not been sufficiently amended to address these issues and so refuses the current application. General As we discussed with the planning officer, we are not opposed in principal to development on the site; indeed we recognise that appropriate development, both in terms of scale and style, will provide family housing, improve the neighbourhood and complement the buildings that exist within it. However, given the constraints of the site, we feel that the proposal is unrealistic and request that a revised scheme is submitted for a development of appropriate scale that can be accommodated on the available land without detrimentally affecting the residential amenity of neighbouring properties. Chris and Maureen Larkin
Eileen Marvin	2 FOORD ROAD HEDGE END SOUTHAMPTON SO30 0DD	As immediate neighbour (2 Foord Road) I wish to object to this Planning Application. I wish to cite Light, Privacy and increased traffic accident risk. 1. Light: My right to light is acquired under the Prescription Act 1832. Any test carried out in accordance with the Building Research Establishment (BRE) document "Site Layout Planning for Daylight and Sunlight: a guide to good practice (2022) would demonstrate an injury in excess of the 50:50 rule. The proposed development would have a side wall 1.5 metres from my property, extending to a height in excess of 6 metres. The Site Plan shows that all of my natural light would be removed from sunrise, through midday

		until close to sunset. My bedroom and conservatory would have no natural light at all. My lounge would have virtually no sunshine until late in the day. I would not be able to grow any plants in my conservatory and heating costs will increase. 2. Privacy: The windows on the side elevation of the proposed development would look directly down (from only 1.5 metres) into my bedroom, conservatory and rear garden. I assert my right to privacy, particularly in my own bedroom. I also wish to be able to dress and do whatever I wish in the privacy of my garden, without the fear and discomfort of being watched and possibly recorded. This proposal would largely remove my privacy. 3. Increased Traffic Accident Risk: Foord Road is an exceptionally busy residential road as it is used as a cut-through between Bursledon Road and St. Johns Road. 60 Bursledon Road is the corner plot. Traffic turns quite fast and wide into Foord Road from Bursledon road, meeting traffic coming down the hill (often too fast) abeam No. 60 and No.2 Foord Road. There have been several accidents here. A doubling of slow moving cars trying to get into/out of the proposed development will increase the risk of an accident exponentially, as traffic entering Foord Road will have less than 2 seconds to observe a confliction: and traffic coming down the hill may have to move to the wrong side of the road into oncoming traffic.
Margaret Billard	23 FOORD ROAD HEDGE END SOUTHAMPTON SO30 0DB	The application is for a 2 bedroom property to be built behind the house with access onto Foord Road. A previous application for a build on the site was turned down. Foord Road is narrow at this point, traffic is often queued past the access point, and the area behind the house is not ideal for another property. I know more housing is important but this is not an ideal spot Another problem with 60 Bursledon Road is the overgrown hedge at the front of the property. The hedge is growing over 20 inches outside the gate boundary and makes driving out of Foord Road a hazard as you have to pull over the road marking to get a clear view to see if traffic coming up the road from Hedge End.