

The Planning Inspectorate
3C Temple Quay House
2 The Square
Bristol
BS1 6PN

12th July 2024

LPA Case No: F/23/95549
Your Ref: APP/W1715/W/24/3338792
Contact: Jacob Goodenough
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Town and Country Planning Act 1990
Appeal by Alderbury Homes Limited
Site Address: Brighstone, Botley Road, Horton Heath, Eastleigh, SO50 7DT

Dear Sir/Madam,

I write in relation to appeal APP/W1715/W/24/3338792 and following receipt of Third-Party Representations submitted by Mr Kimble and provided to the Appellant in correspondence from the Inspectorate on 11th July 2024. Whilst the Appellant has already addressed the matters raised in detail as part of their Statement of Case, the Appellant wishes to respond directly out of courtesy and for avoidance of doubt.

Firstly, the Appellant has welcomed Mr. Kimble's comments and have carefully considered the feedback from him and other residents. This was reflected in the changes made during the original application. We recognise that Mr Kimble continues to raise concerns and we would like to use this opportunity to provide a different perspective on the issues raised.

Regarding the impact on privacy and amenity, the proposed development has been designed with considerable attention to the relationship between existing and proposed dwellings in the context of the adopted local planning guidelines and standards. The Planning Officer's recommendation acknowledges potential changes to outlook but ultimately did not deem them to be unacceptable and recommended approval.

To address privacy concerns, especially concerning the south-facing windows and balconies of Southview, the design of Plot 5 has been carefully thought through to ensure that there is no direct overlooking, either from flank windows or from the private residential garden which is enclosed by built form and boundary landscaping. These features are intended to minimise direct lines of sight and preserve the privacy of both properties. Whilst the Appellant acknowledges that the outlook of Southview will change because of the proposed development, in their opinion this does not translate to a harmful impact on amenity and privacy for the reasons outlined here and in other submissions.



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Building A, Unit 3, The Yard,
Station Road, Wickham, PO17 5JA

Furthermore, the claim that the Appellant has not taken responses into account is not an accurate reflection. The alterations to and relocation of the garage for Plot 5 to the west was a direct response to feedback, illustrating a willingness to adapt and address concerns. While the more extensive changes requested by Mr Kimble may not have been implemented, this does not mean the Appellant has disregarded the feedback but rather balanced it with other design and planning considerations.

Regarding the impact on the protected oak trees, the proposal includes measures to ensure their protection during construction and over the life of the development. Indeed, arboricultural assessments have been conducted, and recommendations from these assessments will be strictly followed to safeguard these trees with the relevant measures secure through robust and enforceable planning conditions.

In summary, while we appreciate that concerns have been raised, the proposed development has been thoughtfully designed to balance the needs of new and existing residents and manage appropriately the relationship between properties. We believe that the proposal will not unduly impact the privacy or amenity of Southview or any of the existing neighbouring property, and we respectfully request that the appeal be allowed.

Yours faithfully,

A large black rectangular box redacting the signature of the Director.

Director

Cc. Alderbury Homes Limited

