

TO CASE OFFICER: RACHAEL MORRIS, EASTLEIGH BOROUGH COUNCIL

REGARDING APPLICATION NO: F/24/97946

SITE: HOLLYBANK, 41 WINCHESTER STREET, BOTLEY, SO30 2EB

COMMENTS FROM: MR & MRS BARRETT, 7 ALEXANDRA WAY, BOTLEY, SO30 2ED

DATE: 25/08/2024

Following notification received from Eastleigh Borough Council regarding the above planning application, we strongly object to the planning application and submit these following comments to justify the objection.

1. The additional rear extension being added to the already large lounge area, will bring the building far too close to our property and would have an unacceptable impact. Our property is a true, single storey, small 2-bedroom bungalow. The design would have a huge visual impact from our property, garden, and outdoor seating area. The extension would be clearly visible from our property. This would make the Hollybank building overbearing, imposing, remarkably close and too dominant.
2. The size of the Hollybank building, as a whole, is out of scale and over developed compared to the size of the site, with already a huge ratio of building to land. Bringing the building even closer to our property creates an overpowering building, thus creating a hemmed in and domineering feeling.
3. We have attached a photograph of the building taken during the night, (approximately 3:00am) you will see that the Hollybank communal area light is switched on very bright all night, the outside light is also very bright, along with the large television. These are all switched on 24 hours, clearly visible from our property, including our bedroom, and illuminate our garden and property. If the building is brought any closer, as per the plans submitted, this will further heighten this disturbance.
4. We also have concerns with regards to a loss of day light, sun, in the seating area of our garden, particularly in the morning, causing loss of amenity. The building will further shadow that area of our garden, being so close to our boundary, it will overshadow the garden. The building will be unacceptably close.
5. The Hollybank Rest Home is a Business being run 24 hours a day, 7 days a week, within a residential area. The noise that Hollybank creates from this is a constant 24 hours, day in, day out. Noise comes in various formats which is tolerated, ranging from parties, to singers, events, karaoke, and live music. Loud noise is also created from the kitchen, noise of a busy kitchen, pots and pans being clanked around, cups, saucers, and crockery clinked, buckets and such being banged, radios on, staff shouting, staff on breaks outside the kitchen at the rear, very late at night, chatting and making noise. Whilst in the past we have received apology letters from the Hollybank business, this noise whilst tolerated, certainly is not welcomed. Bringing the building even nearer to our property would increase these excessive noise levels even further.

6. We would also like to address several points regarding serious concerns with regards to Highway matters, including parking, servicing and highway safety:

We refer to the parking plans; as we understand parking standards for Nursing and Rest Homes should have 1 vehicle space per 6 bedrooms and 1 space per staff member hence, the need to justify adequate parking provision within the planning application. All parking spaces should meet the required minimum dimensions.

We note that the Rest Home is currently 20 bedrooms and with the additional bedroom within the planning application, this would create 21 bedrooms. Therefore, 4 spaces would be required, in comparison to the bedrooms. As per Eastleigh Borough Council guidelines: "All proportions to be rounded up to the next whole number".

We note in the application it is stated that not all these rooms are used however, this is completely immaterial as they may be used in the future and adequate safe parking is essential, not just for now but in the future. For example, you cannot build a 4-bedroom house without the required adequate parking, by stating only 2 bedrooms are currently in use. This is immaterial.

We note that within the application it is stated in the "Planning, Design and Access Statement" 6.29, the Hollybank business has 7 staff members. This, therefore, would require 7 additional parking spaces, according to the council parking guidelines.

These spaces added to the other 4 mentioned, would make the total of parking spaces required: 11 spaces (minimum). A provision for motorised scooters should also be provided, preferably internally and also cycle storage of 1 per 6 staff. All parking spaces should meet the required minimum dimensions.

We would now like to draw to your attention to the parking spaces within the Hollybank business plans which, supposedly total 10 spaces (which clearly does not meet the required minimum level of 11, to provide adequate parking spaces in the interest of highway safety/amenity).

We refer first to the original plans that were submitted and passed on 21/01/2011. Application no: C/10/68017 and associated documents, particularly P02F. This application that was permitted, was for the original "Single storey side & rear & first floor rear extensions to provide additional accommodation".

We refer to the permit issued dated 21/01/2011 (copy attached) and the conditions that the permit was subject to. We particularly refer to the decision being subject to the development being completed in accordance with the approved plans. Please see number (8) within this permit letter. It clearly states that the development must not be brought into use until the areas shown on the approved parking plan for parking of vehicles shall have been made available, surfaced and marked out and the areas retained including staff spaces (7-10). Refer to document P02F.

This condition was never adhered to.

You can clearly see on the recent photographs of the rear side of the Hollybank, submitted on their recent application (F/24/97946), that there are no marked out parking spaces, and never have been.

You will also see in these photographs additional numerous points to consider.

- There are no marked out parking spaces for parking spaces 7-10.
- There are accumulated items completely blocking the underpass, making it inaccessible for parking.
- There are also wheelie bins, glass box bins, and rubbish blocking any access.
- You will also see in the recent photographs a ramp access to a rear ground bedroom, this was never detailed in any of the parking plans. This would reduce the available parking space.

The current application F/24/97946, Block Plan, drawing 2023.01.07/PL03 relies on the same unavailable parking spaces at the rear (spaces 7-10)

The total of parking spaces required is 11 spaces (minimum). A provision for motorised scooters should also be provided, preferably internally and also cycle storage of 1 per 6 staff.

We would also like to bring to your attention, again in the original application permitted C/10/68017, the plans for parking permitted document P02F. As stated on this P02F: The gates on the underpass, were to be “moved to rear of underpass to allow for reversing of vehicles”. Again, this was not adhered to. You will see in the recent photographs, no gates at the rear. The gates remain at the front.

We refer to letter dated 14/09/2011, (C/10/68017) from Caroline Thomas (Head of Development Control) providing a summary of the conditions and their current status. To ensure that the development is complied in accordance with approved plans. We refer to point (8) Parking areas as approved plan prior to use commencing – which clearly states, “On Going”. This was never complied with.

Hollybank currently only has 6 parking spaces on the front of the building. A minimum of 11 spaces is required.

Hollybank is currently advertising for Bank staff, on their web site, which would also increase the staff levels. Hollybank also offers day care available 8am-6pm. Hollybank also offers 24/7 visiting to relatives and friends.

We would also like to provide an insight into parking provisions within our neighbourhood:

We can confirm that parking is currently a genuine problem within our area. Winchester Street, which is where Hollybank is situated is overcrowded and it is extremely difficult for residents to park. There are clearly more cars than spaces. This results in unsafe parking, blocking of driveways and pavements and sometimes incidents.

Due to the lack of parking on Winchester Street, residents and visitors park in our road, Alexandra Way, and other neighbouring roads. We regularly see uniformed staff/assistants/carers or such like, parking on our road. This obviously has a knock-on effect whereby, ourselves and other residents cannot park in our own street. Quite regularly, we have seen visitors to Hollybank park in our street. Especially, when it is a special event, Mothers/Father’s Day and other dates, it then becomes almost impossible for locals to park.

Due to the lack of available parking, it is also a critical concern for the parking availability for Emergency Service vehicles, doctors, ambulances etc. We have seen these outside Hollybank, having to park in extremely awkward spots. The Hollybank business being a Rest Home, providing residential, dementia, respite care and day care, do statistically, have a much higher chance of needing these medical services more frequently than the average household, due to the age, abilities, and health of the occupants.

The Botley Fire Station being diagonally opposite the Hollybank, on Winchester Street must also be noted. This planning application is not in the interests of highway safety.

We have attached various documents, letters, and photographs to support our comments above, including photographs of our view in our garden and seating area.

We have also included photographs of the parking situation in Winchester Street, which highlights the already crowded parking on the street and on the front of Hollybank. The photos also show parking at Hollybank, clearly blocking any gate access through the underpass for parking and making reversing directly onto a busy Winchester Street a necessity.

We strongly object to the planning application submitted and request that the planning authorities seriously address our concerns raised.

PHOTOGRAPHS ATTACHED:

001: Photograph showing seating area in our garden, with Hollybank existing lounge overlooking; this is the area of the building to be extended up to the fence in proposed plans.

002: Photograph showing existing Hollybank building overlooking our seating area and garden.

003: Photograph showing the existing Hollybank building during the night, approximately 3am.

004: Photograph showing Hollybank building crowded parking.

005: Photograph taken from Botley Fire Station exit onto Winchester Street, diagonally opposite Hollybank, traffic trying to get through.

006: Photograph taken opposite Hollybank building looking down Winchester Street, with Botley Fire Station on the left, and entrance to Allotments.

007: Photograph taken showing Hollybank parking.

008: Photograph taken outside Hollybank situated on the left, showing traffic trying to get through Winchester Street, just past Botley Fire Station, vehicles parked either side of the road, and on grass verge to the right.

009: Photograph showing Hollybank parking, and vehicles parked directly opposite, on a busy Winchester Street.

DOCUMENTS ATTACHED:

- Planning permit dated 21/01/2011, Application No: C/10/68017 and conditions applied.
- Document P02F, C/10/68017.
- Document letter dated 14/09/2011, (C/10/68017) from Caroline Thomas.