

Mr John Philpott
130 Nutbeem Road
Eastleigh
SO50 5JT


8th September 2024

Mr Charlie Vallis
Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Ref: Application: PN/24/98061

Dear Mr Vallis,

I have received notification from you regarding a planning application to build an enormous extension to the rear of my neighbours house at 132 Nutbeem Road.

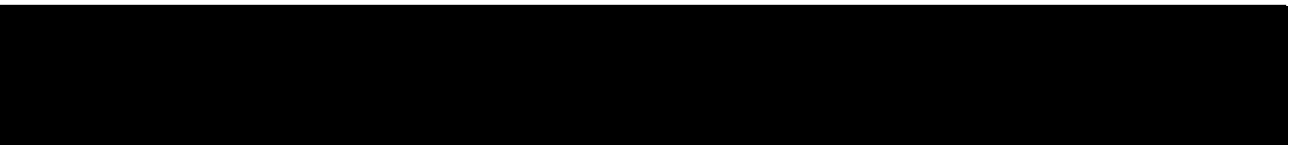
I must strongly object to the granting of permission for the building of this enormous extension for all of the following reasons.

The size of the proposed extension is very much more vast than any approved extensions on any other local properties, not only on this road but also on any other nearby road, and is thereby totally out of proportion to any previously approved extensions, anywhere within Eastleigh, and will create an eyesore within the neighbourhood.

There is not a single extension of this enormity on the rear of any house in Eastleigh, which clearly shows that Eastleigh Council have always considered that this is unacceptable within the Borough of Eastleigh, and I urge you to continue with that policy.

I am aware of several incidences of local people who have applied for planning permission for smaller extensions with vastly less impact on the surrounding properties and they have all been refused by Eastleigh Council, so this proposed monstrosity should also be refused in its entirety, on similar grounds.

The extreme noise and major disturbance of having to endure having to put up with many months of construction work is totally unacceptable 


The immense size of the proposed extension will have a majorly significant overbearing impact on the rear of my property, and would obstruct my entire garden, and turn my house and garden into what will only feel like a prison, and the feeling of constant entrapment.

The size of the proposed extension will significantly block **ALL** natural light into the rear of my property and I have a legal right to natural light.

The proposed extension will also severely block my view out of my kitchen window, (see enclosed photos) these show my current view and the extent that this proposed extension will cause in obliterating my view.

The plan shown online indicates that the proposed extension would be on the boundary of my property, which I understand would require foundations extending onto my property, which not only would be **illegal**, but will not be accepted.

I therefore require further information regarding the construction method proposed.

If this immense extension is allowed to be built, I have been advised that it will have a **CATASTROPHIC NEGATIVE EFFECT** on the value of my property, and will render my property virtually impossible to sell in the future.

If this occurs, then I will seek substantial damages from the owners of 132 but also Eastleigh Borough Council for allowing it. As I will have a legal right to recoup all of my losses, to the current value of my property, or to the value prior to works, whichever is the greatest.

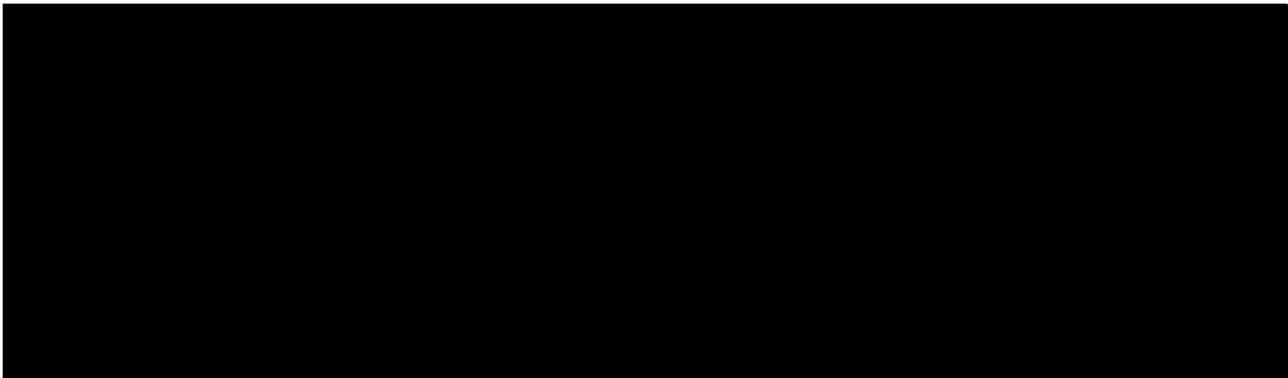
It will also have a severely negative effect on the value of **every property** that will end up overlooking the proposed monstrosity, and affect the ability of any of those properties to be sold, and the price which could currently be achieved.

Furthermore, due to the age of the houses in this and neighbouring roads, they **DO NOT** have foundations, as would be required if built today.

Therefore if the rear wall of 132 was removed and the proposed extension built, it would cause **significant and substantial structural damage** to my property, which would result in legal action against the owners of 132, and Eastleigh Council would also be liable, for allowing the work which caused the damage.

The proposed extension also contravenes planning rules as far as the 45 degree law, as the proposed size is many times that of the allowed size under the relevant law, therefore making the proposed extension **ILLEGAL**.

If you allow this monstrous extension to be built, then you will set a precedent to allow anyone to build enormous extensions throughout the town, which will destroy the fabric of what this town is, the planning department has never allowed this to happen in the past, and I urge you to not let it happen in this instance. The building of this preposterous extensionn cannot be allowed to happen.



If this work is allowed to proceed it will impact the lives and the property prices of everyone living on this side of the road and the adjoining road to the rear of the properties.
This is totally unacceptable, and cannot be allowed to happen.

The Council has a duty of care to its residents, and should not knowingly cause them harm, which you will cause if this proposal is not rejected, this could cause the Council to face a class action lawsuit for the damage to multiple peoples mental and physical health, let alone the destruction of their property values.

These two people should **NOT BE ALLOWED** to bulldozer their way into a neighbourhood and then destroy peoples lives and property values, just because they have loads of money, if the house at

132 Nutbeem Road is not big enough for them then they should have simply bought a bigger house somewhere else.

I appreciate you taking the time to consider my objections, and urge you to make a decision for the greater good of Eastleigh and its residents.

This proposed preposterous development, simply CANNOT BE ALLOWED TO HAPPEN, and I urge you to use common sense and reject it permanently.

Yours sincerely

A solid black rectangular box used to redact the signature of John Philpott.

John Philpott

CURRENT VIEW



VIEW IF PROPOSED EXTENSION IS BUILT

