

Claire Campbell-Best
Planning Officer
Eastleigh Borough Council
Ref: **H/24/98074**

Date: 08/10/2024

Dear Ms Campbell-Best,

Thank you for your letter of the 18th of Sept 2024 (your reference H/24/98074).

My background as an architect, I have used drawing, computer modelling and photomontage tools based on the scale drawings produced by the applicant to provide what are intended to be objective 'before-and-after' views and diagrams which demonstrate the effects of the proposals.

The title of the application and the drawings

The site is on the corner of Blenheim Road and Nutbeem Road, therefore the proposed 'side extension' part is towards Blenheim Road, the main road elevation, a public frontage without any front garden.

I would also like to note that the existing and proposed floor plans do not show the adjacent property on the drawing, nor does it indicate North. The windows also need checking; some are missing from the existing plans. It makes it very difficult to understand the scale and the nature of the extension.

I wish to object to the above application for the following reasons:

1. Loss of view and loss of light

The proposal of the two-storey rear extension, projecting in excess of 4 metres from the current building line at the upper floor, would create a significant increase in massing beyond the current building line. This would dramatically reduce sunlight and the view out from our rear bedroom overlooking the garden. I have demonstrated in the photomontage views below what it means from outside and inside.



Figure 1. Views from the garden

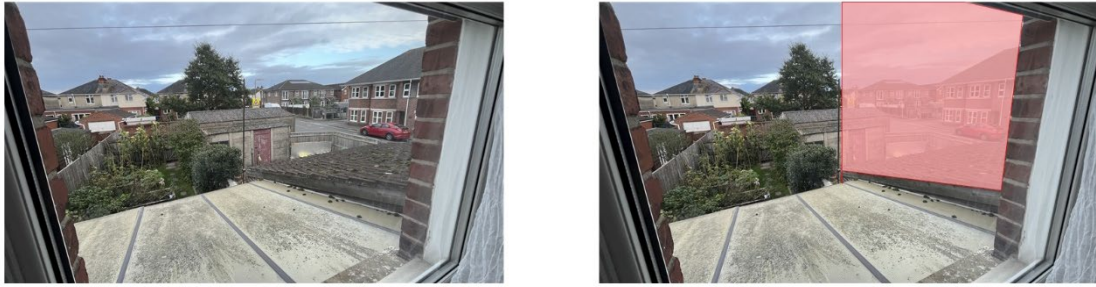


Figure 2. Views from the upstairs bedroom at the window



Figure 3. Views from the upstairs bedroom

The 45-degree rule defined by the BRE document 'Site Layout Planning For Daylight And Sunlight' is widely used in consideration of the loss of natural light from new developments. This shows that a line projected at 45 degrees in plan and section from the edge of a window will define a generally acceptable envelope of development. Proposals that project in front of the 45-degree line, are expected to result in a significant loss of light.

The proposal does not comply with the '45 degrees rule'. The application plan drawings do not show the adjacent property and windows near the new walls. My bedroom window at 109 Nutbeem road is approximately 1008mm away from the 'boundary'. To comply with the 45 degree rule the proposal should have only shown a 1008mm deep extension on the 2nd floor. The proposals show the extension to be in excess of 4050mm deep. This would result in a significant loss of light.



Figure 4. 45 rules diagram overlaid on the first floor plans. The Magenta colour highlights the proposed walls

I would lose the South-East sun hitting the room. At the moment we have direct sunlight coming into the room till about 1pm, but with the new extension, this would be dramatically reduced and making it shaded most of the day.

I would also lose a lot of the view out and would not be able to see anything towards Blenheim Road direction. I bought the house because it has an eastern-western orientation and has beautifully lit rooms with sunlight. The loss of views would be significant and I do not believe this is acceptable.

The glazed roof of my conservatory, which also provides daylight to my kitchen, would be significantly shaded by the new extension. Again, this would reduce the period I could enjoy direct light into my kitchen and conservatory, and I believe this is an unacceptable loss of light.



Figure 5. Sketchup render sketches of the existing and proposed birds eye view

2. Loss of sunlight in the garden, overshadowing

My garden enjoyed the south sun coming from the direction of Nutbeem Rd no 111 for way more than 20 years. I love gardening and we made the most of our garden and created a little sanctuary – an urban farm type. Not only we produce food from it for ourselves but invite many insects and birds.

The new two storey extension towards the rear/ garden would take a considerable amount of south sun away and made it a North facing shady garden, killing many of my plants. It would take away our pleasure of enjoying the sunshine on our patio, as at the moment we enjoy sunshine till 5-6pm in the summer, till about 3pm in the winter.

Enjoying the sunshine on our patio would be reduced to about 11 am and lose south sun from midday.

The appearance of the proposed development from the garden of 109 would be of a building of significant scale, which would have the effect of appearing overbearing.

The proposals would result in an unacceptable loss of direct south sunlight to the garden at 109 and an overbearing appearance.

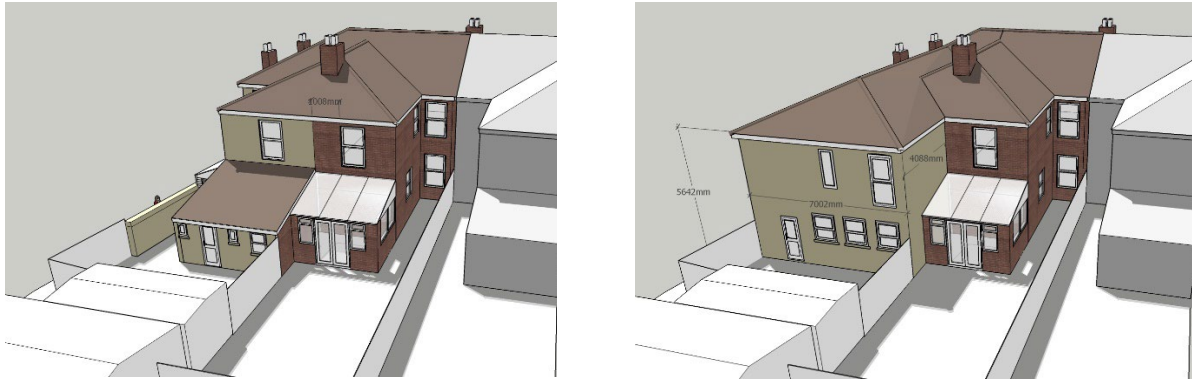


Figure 6. Sketchup render sketches of the existing and proposed mass towards the rear and neighbour No 109

3. Loss of privacy / overlooking

The proposed two-storey wall facing the garden (east) shows a tall window near the boundary and other windows. These would have direct close view of my garden, that previously were not overlooked from the neighbour as the current upstairs window is set back and doesn't feel so intimidating.

The effect of the proposals would be to significantly increase overlooking of the garden at 109 which would result in an unacceptable loss of privacy.



Figure 7. Render sketches showing how the new bedroom windows will overlook the garden of No109 when looking at the proposed

4. Overdevelopment and overbearing appearance

The prospect of a 4 bedroom and 3 reception room property within the terraced houses with the tiny garden that is left next to their 2 storey wall (about 5.6 m wall) is out of scale and out of character. When you look at the Nutbeem Road section in the picture below, you can see the house opposite (block of flats) imitates the scale of the end of terrace houses. With the new extension, this would be completely lost as there will be a 16.9 m long wall/building sitting directly on Blenheim Road (as opposed to 7.8m).



Figure 8. Photo section of Nutbeem Road, highlighting with yellow the existing character/shape of the blocks

In other locations in Eastleigh town, where the terraced houses street finishes with a larger building at the end, it shows blocks of flats or multiple occupancy buildings with an appropriate amount of outdoor space. In contrast, this building would be left with a tiny patio and would be overshadowed by the new tall two-storey wall.

The proposals would create a very long large flat elevation to Blenheim Road. This would be out of character with the existing house and would undermine the wider cohesive character of the terraced houses. Its significant scale, and not subservient to the original house, its unrelieved flat 'plane' also adds to the perception of overdevelopment of the site.



Figure 9. Sketchup render sketch showing existing Blenheim Road elevation



Figure 10. Sketchup render sketch showing the proposed Blenheim Road elevation – with double long frontage with no subserviency

It is very hard to imagine that a house of this scale with 4 double bedrooms, and hardly any access to a garden with very compromised privacy would appeal to a single family in this location. Many of the new rooms will have only windows to Blenheim Road, without any privacy as there is no front garden that way. Currently, the upstairs bedrooms have only windows facing east- the garden, or west – Nutbeem Road – a pattern that follows through and aligns with the other existing terraced houses.

While not explicit in the application documents, the proposals appear to be biased towards a house of multiple occupancy which are typically on a short tenure. From a personal perspective, this is a worry for neighbours where you can build relationships, with the effect on the community. It would also place additional pressure on already stretched on-street parking capacity and potential increased noise levels.

I would suggest the overall scale and area of the proposed development, resulting in compromised quality of the resulting accommodation, and minimal garden space is overdevelopment of the site. The proposed footprint of the house on the ground floor is about 88 m², total proposed footprint about 175 m². The total added floor area is about 44 m², a total of 33.5 % increase of existing accommodation. Most of the increase happened on the first floor: an increase from 52m² to 87m², 67% increase.

For the reasons above and as a result of the significant direct loss of amenity to 109, I believe the proposed extension development would comprise overdevelopment.



Figure 11. Sketchup render sketch showing the existing from Blenheim Road



Figure 12. Sketchup render sketch showing the proposed from Blenheim Road, a hugely overdeveloped terraced house lost all its existing characters



Figure 13. Sketchup render sketch showing the existing from neighbouring property No 107/105



Figure 14. Sketchup render sketch showing the proposed huge mass from neighbouring property No 107/105

6. Conclusion

It is disappointing that these proposals have been put forward to Planning Application without any prior consultation or warning, or any sort of discussion.

The proposals comprise a large extension to the existing property which projects a significant distance from the existing built line. The proposals put forward show little or no regard to the effect on neighbouring properties, nor to the appropriateness of the scale of development on the property itself.

The proposal would result in the house of no 109 suffering a considerable loss in residential amenity, significantly taking away valuable views, sunlight and privacy.

The significant scale of development appears to overdevelop the site. This would also negatively impact the quality of the streetscape and neighbours' amenities.

For the reasons set out, I wish to raise an objection to the proposals.

I, of course, would very welcome a refurbishment of a vacant property which is in a very poor state of repair, but the proposal is way more than an uplifting remodelling and revamping of a terraced house. I would not mind a ground floor extension to the 'side' (toward Blenheim Road) or a loft conversion that does not create such an overbearing two-storey mass.

Kind Regards,

Beatrix Kovacs

109 Nutbeem Road, Eastleigh, SO50 5JR