

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

Date: 29/11/2024

Dear Ms Campbell-Best,

Thank you for letting me view the amended plans.

I rendered some objective 'before-and-after' views as did before, to show exactly what is proposed, I hope these sketches are useful.

Whilst I very much welcomed the reduction of the proposal, I still believe this is overdevelopment for the site, not leaving the house with meaningful external space, and compromising privacy and accommodation for this prominent corner location.

1. Overdevelopment and overbearing appearance

I left the Nutbeem Road section in the picture below as a reminder from the previous objection letter, you can see the house opposite (block of flats) imitates the scale of the end of terrace houses. With the new extension, this would still be lost as there will be a 12.9 m long wall of two-storey sitting directly on Blenheim Road (as opposed to 7.8m).



Figure 1. Photo section of Nutbeem Road, highlighting with yellow the existing character/shape of the blocks

In the supporting document, the applicant referred to examples that are block of flats, or situations where there are larger gardens at the back, whereas here is not the case. This is not a block of flats, nor has a decent size garden at the back, nor is pulled back from the pavement on the main road.



Figure 2. Sketchup render sketch showing existing Blenheim Road elevation



Figure 3. Sketchup render sketch showing the proposed Blenheim Road elevation – with much longer frontage

2. Compromised privacy and quality of accommodation

The proposal will make the two downstairs family rooms lose their private windows and directly look to Blenheim Road. It is not a pattern that the other existing terraced houses follow unless it is a block of flats. Upstairs it doubles the normal terraced house width.

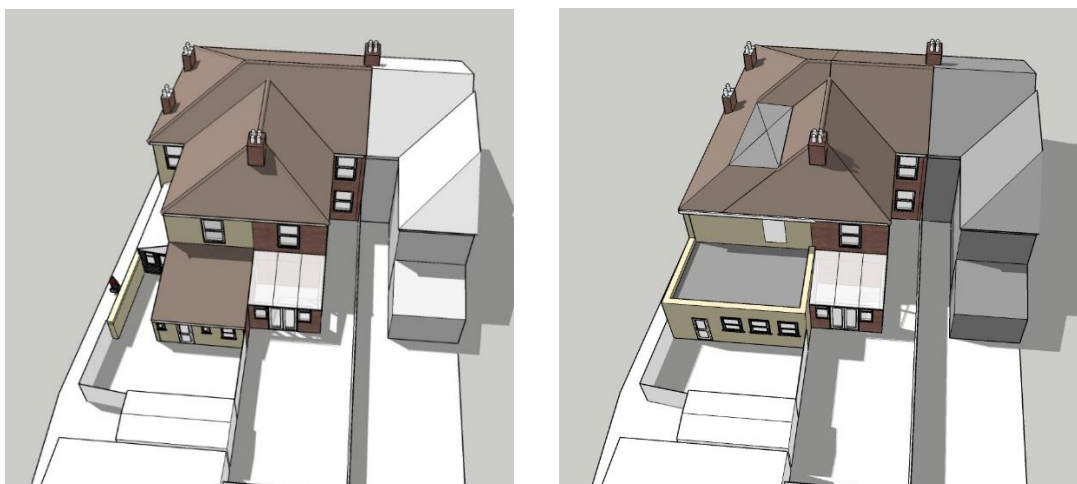


Figure 4. Sketchup render sketches of the existing and proposed bird's eye view



Figure 5. Sketchup render sketch showing the existing from Blenheim Road



Figure 6. Sketchup render sketch showing the proposal from Blenheim Road, an overdeveloped terraced house that lost its existing characters

6. Conclusion

The proposals still comprise a large extension, about 22 % increase. The proposal does not seem to show great regard for the users of the property itself and it fills up this corner with a great mass. This corner land is already chopped up and has 2 ownerships, as the main larger garage does not belong to this house anymore. For the reasons set out, I still wish to object to the proposals.

Kind Regards,

Beatrix Kovacs (109 Nutbeem Road, Eastleigh, SO50 5JR)