

34 Wychwood Grove
Chandler's Ford
Eastleigh SO53 1FQ

29 January 2025

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Your Reference H/24/98672

For the Attention of Alexandra Stone

Dear Ms Stone

Application for Building works at 30 Wychwood Grove, Chandler's Ford, SO53 1FQ

We have received notification of the Planning Application at the above address, and wish to comment as follows:

There has always been an issue with overlooking and security, as when we moved into our property No 34 in 1974 (almost 51 years ago) there was no fence between the side path of No 30 and our garden, just a very low brick retaining wall (**Photo 1**). The path and retaining wall are not shown on the plans. All our back windows face towards the west, ie towards the east elevation of No 30. No 30 has an existing door, which when open, we were able to see right into their kitchen, and through into their lounge. Over the years we have tried placing trees and shrubs and a trellis and shed along this area. This became an issue during the pandemic when we were in our garden most of the time, and the family at No 30 were in and out of their back door and along the side way, looking straight into our garden/house. This prompted us to have a fence with brickwork plinths (**Photo 2**) erected on our land next to their retaining wall, but it has not totally alleviated the situation.

There are a number of items on the plans which are not clear, some of which are as follows:

It is not apparent from the plans but No 30 is about a metre higher than No 34 so their ground level is already higher than ours. **Photo 3** is taken from the patio of No. 30 showing steps down to their lowest level, which is the same level as our garden. This is the site of the proposed extension, facing east.

The existing east elevation shown on drawing A-201 shows a concrete ramp up to the back door. This is incorrect. The path is flat, with a step up into the house from the path.

There are no dimensions given for the maximum heights at eaves, no angle of roof pitch and maximum height where the roof meets the wall.

Drawing A-202. There are no dimensions for size and position of the proposed new windows and door.

It is possible that most of the new window will be above the current fence between the properties, because of the difference in levels, and close to the boundary, thus overlooking our property, resulting in loss of privacy.

The elevated position, close proximity to the property boundaries, pitch of the roof and overlooking windows has a far more visually intrusive impact than the drawings would suggest.

Drawings A-202 and A-203 note the walls to the proposed rear extension to be finished in render. To our minds this would be visually intrusive and not aesthetically compatible with the brickwork of all the surrounding properties, including the applicant's own. Additionally, the garages and extensions in this near vicinity have been single storey with brick walls and concrete tiles, or flat roofs to match the existing.

Impact - Overlooking No 34

If the glass in the two new windows and the door in the existing house is clear glass this would mean the occupants of both houses would be able to see into each other's houses, as the fence cannot be any higher. We assume the initial planning 50 + years ago did not allow windows in their east elevation as the properties are so close, and this, of course, is still the situation.

Regarding the window in the east elevation of the new extension, this again, in view of the difference in ground levels of the two properties, and if the glass is clear, it seems very likely that the occupants would be able to see into our dining room and kitchen, and in fact virtually the whole of our garden.

Drawing A-001 shows the plan dimension from the corner of the existing building to the proposed new wall as 652 mm, which is effectively the measurement from the new wall to our boundary. We note also that the extension would be over 1.1 metres from the boundary of No 28.

Our garden is approximately 12.3 metres in depth (ie east to west), so the new extension wall to our dining room will be approximately 12.9 metres which is very close and would have a visual impact.

As we are full-time retired, we enjoy our garden and spend a lot of time in it. Our deck and patio sitting areas face west (towards their east elevation). We would not be happy with the occupants of No 30 being in their new kitchen and being able to see us from their windows – and likewise we cannot imagine they would want us seeing into their new kitchen/diner. This would amount to loss of privacy.

Within our line of sight from the dining room, there are mature camelias, which actually afford us some privacy from other properties facing east. We suspect these may be taken down to facilitate the building of the extension, and access around the new building as there appears to be approximately only 0.6 metres between the new building and the boundary.

Our garden is 13.5 metres wide (north to south). The proposed extension will leave us under 4 metres width as a line of sight from our dining room (**Photo 2**) loss of amenity. Plan A-202 shows the proposed extension roof will be up to just below the upper windows of No 30, therefore all we will see from our kitchen window will be the render and the side of the sloping roof. This again will be visually intrusive.

In summary, we are not happy with these proposals as they stand. The ground level of the existing house is higher than our ground level. There is an impact on the residential amenity due to the finish being in light render, the height and slope of the roof, and certainly the addition of three windows in the east elevation. In particular if there is clear glass in the new windows and door this would be a loss of privacy. The closeness of the whole extension to the boundary is of concern.

May we suggest the following:

The position of the proposed new east elevation of the extension is moved west away from the eastern boundary, to match the west side, which from the plan shows the wall of the extension would be over 1.1 metres from the boundary of No 28.

The lean-to pitched roof is changed to a flat roof, with maximum heights stipulated.

The large side window is omitted and the smaller windows to the kitchen, door and utility should be fitted with obscured glass, reducing overlooking and loss of privacy.

The walls are built in brick rather than render. This will help to reduce the intrusive visual impact of the proposed extension, and be more in keeping with the area.

As construction works are likely to be noisy and disruptive, will EBC clarify for all concerned the permitted hours of work, and the measures to be taken to minimize disruption to the neighbours.

We are concerned that during the construction, as the extension is so close and the access is very narrow, damage may be caused by machinery to our recently erected fence and brickwork plinths.

We feel it would be useful for the Planning Officer to visit the rear gardens of Nos 32, 34 and 36 to fully appreciate the impact of the proximity and height differences between the properties, and how the proposed development overlooks the rear gardens, kitchen and dining rooms, resulting in our loss of privacy, as this is not apparent from the plans.

Yours sincerely


David and Doreen Sansome

Enclosures: 3 photographs



ORIGINAL RETAINING WALL ↓

PHOTO 1

PATH LEVEL NO 36 ↓

NO 34 - REMAINING LINE OF SIGHT (APPROX.)



PHOTO 2

NEW FENCE/
BRICK PUNTH
ERECTED BY
SCULLERS
OF NO 34
DAD SANSONE
IN 20/20
IN 2020

WEST ELEVATION OF NO 34



PHOTO 3 PATIO OF NO 30 (OBTAINED FROM RIGHT MOVE)