

G . Beale

36 Yardley Road , Hedge End ,
Southampton , Hampshire .
SO30 0HQ

Date :

Dorothy Hei-Tung-Hoh
Planning Department
Eastleigh Borough Council
Upper Market Street
Eastleigh
SO50 9YN

Dear Dorothy Hei-Tung-Hoh

OBJECTION : PLANNING APPLICATION H/25/99443
34 Yardley Road , Hedge End , Southampton SO30 0HQ

I have had the opportunity to view the proposed plans to revamp the Bathroom currently situated in the roof space of the property adjoining me .

Very ' smart and slick ' , graphics indeed !

What they do not show – deliberately - are details of the adjoining property , the shared Chimney , and the overlooking aspect down into the private area of my property , or a suitable roof drainage provision or internal provision for ventilation*** . (SEE BELOW)

It also defies an original Planning Application F/11/70036 for 34 Yardley Road , whereby Eastleigh Borough Council Planning Department objected to the unruly roof design that was submitted at that point .

A second and revised Planning Application F/12/70914 was subsequently submitted which showed a better roof profile , and this was subsequently approved .

Since then , multiple Planning Applications have been submitted to alter the roof profile of the property next door in order to circumvent and override the original Eastleigh Borough Council Planning Department's requirement for a cleaner roof profile .

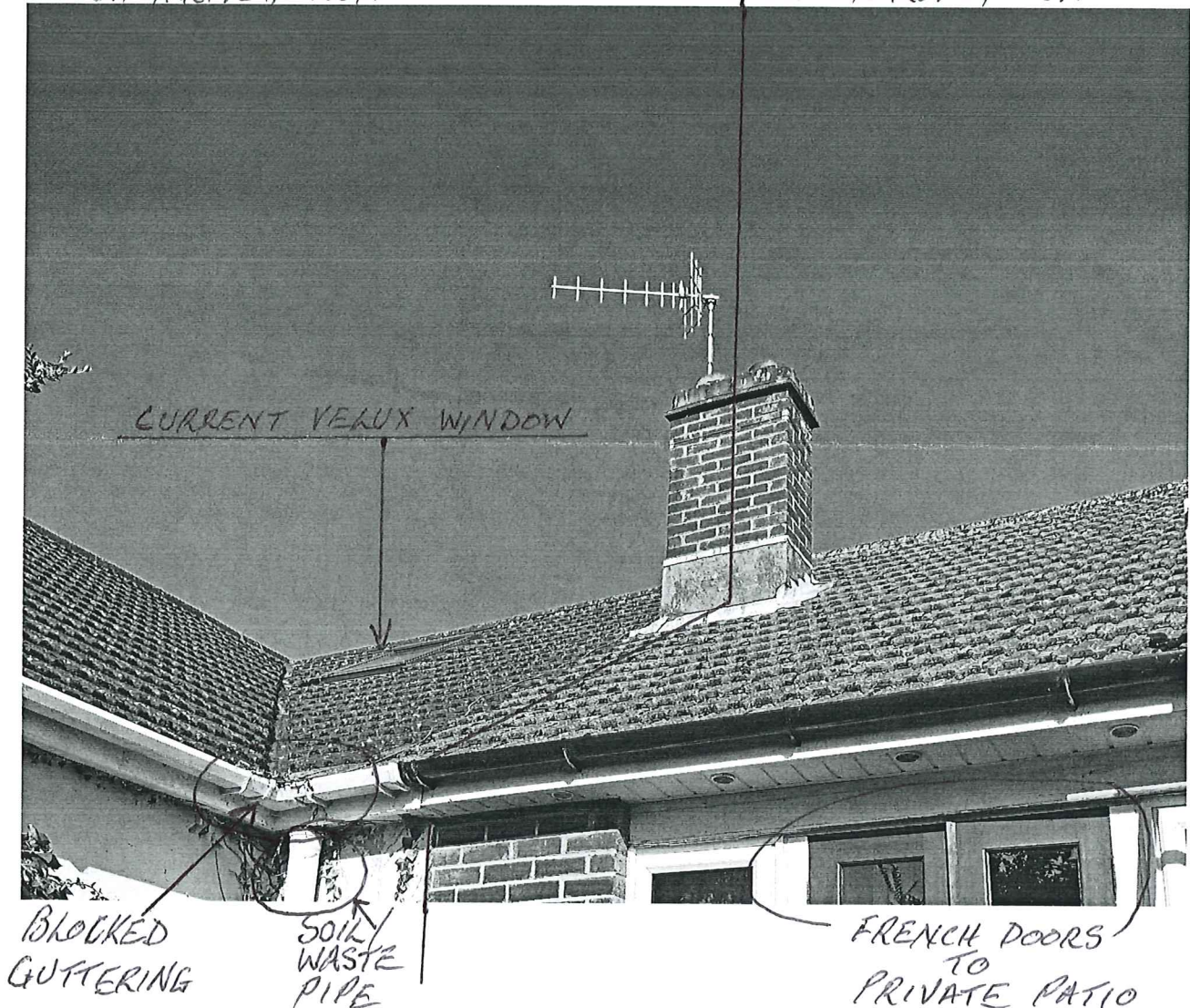
The current proposed Rear Dormer to the Main Bathroom is therefore yet another attempt to add another and unnecessary Dormer to the growing collection of Dormers in contravention of Eastleigh Borough Councils original Planning Department's intentions .

The submitted CAD illustration and plans do not show any presence of a Chimney situated on the rear facing roof close to the existing Velux Window . (or even that there is a neighbour attached next door)

However , I can assure you , there is one , and my half is still ' live ' , ie still in use for when I need it .

34 YARDLEY ROAD

36 YARDLEY ROAD



The proposed Dormer is far larger and more obtrusive in structural size than the Velux Window currently in place and subsequently will be much nearer the shared Chimney stack – too close .

Secondly , the proposed Dormer will look directly out and down to my private patio area and French Doors .

Planning Rules and regulations may require such a Dormer so positioned , to be Oblique Glazed , however Oblique Glazed windows lose their obliqueness when opened for ventilation such as in conditions of a hot or steamy bathroom .

A Velux Window on the other hand , sits flush with the roof profile and when opened for ventilation , does not cause any breach of Privacy whatsoever .

The Plans show a Dormer with what I believe is a Hipped Roof . Rain drainage on the southerly side will undoubtedly flow down wards and subsequently into a roof channel and guttering thereafter . The rain drainage on the northern side will be channelled directly down the roof very , very close the the party wall line and into the gutter below which the householder never clears , hence several years crops of weeds grow in the guttering quite happily and when it rains hard , water goes everywhere .

VENTILATION* : A VERY important aspect of a Bathroom .**

The current main Bathroom situated in the roof space of 34 Yardley Road was approved by Eastleigh Borough Council Planning Department (F/12/70914) .

Unfortunately Eastleigh Borough Council Planning Department failed to consider proper ventilation for this Bathroom with regard to Building Regulations .

A Velux Window to open in the roof is fine – on fine days . However not all days are fine . An alternative means of ventilation is very often required .

In the case of this particular Main Bathroom , additional Ventilation is provided by fan venting warm moist air directly into the Roof Voids – illegally according to Building Regulations .

The result of which , is that warm moist air collects in the empty roof spaces and has the potential to cause damp and rot .

My own adjoining roof space (Bungalow built in 1957) had a perfectly dry roof inside from 1957 until Eastleigh Borough Council Planning Department approved Planning for the demolition and rebuild of the adjoining property including a Main Bathroom within the roof .

Since the development took place next door , I have increasingly had to put up with Bathroom Aromas , Kitchen Aromas and Laundry Aromas all coming into my loft 365 days a Year .

How ? Why ?

Because not only has the Main Bathroom been vented into the Roof Voids next door , the other sources of warm moist air from the Kitchen and Laundry areas downstairs rise upwards (Hot air rises) from the open plan below , up to the accommodation in the roof area and then also vented into the Roof Voids – where it then flows through and over the gaps at the top of the Party Wall and then into my empty loft , resulting in massive problems during the winter months , by causing excessive condensation inside my loft (Loft Rain) , with saturated Roof Timbers , saturated undersides of the Roof Felt , Fungal Growth on the Roof Timbers , Fungal Growth on the undersides of the Roof Felt and Fungal Black Mould everywhere , especially over the top of the insulation covering the ceilings below , and water penetration down through a ceiling , not to mention of course that there was also a clear danger of Loft Rain getting into the electric junction boxes situated within my loft with the potential of causing shorting and or worse - fire .

Thankfully no fire in my roof has occurred , but considerable damage was done and much was ruined in my loft , and considerable costs were also incurred – all because Planning failed to understand the design submitted to them and the impact it would have on the neighbouring attached property or enforce Building Regulations . (kitchens , bathrooms , water , waste pipes next to a party wall , especially in roof areas , are never a good idea)

The latest proposal for a Dormer Window to the Main Bathroom is therefore of considerable concern to me as the adjoining resident .

Is the Dormer Window to be Oblique Glazed or not

Is the Dormer Window intended to be opened or not opened

Privacy concerns . Proposed Dormer affords direct view down into my Private area

What , if any , are the provisions for adequate ventilation without venting into the Roof Voids and subsequently into my loft

Dormer Roof Drainage . Potential for Blocked Guttering occurring on the Dormer roof in very close proximity to my own property

Material Planning Matters :

National and Local Policy

Highway matters including parking, servicing and highway safety

External design, layout or appearance

Impact on conservation areas or listed buildings

Impact on trees

Impact on residential amenity including overlooking/ Loss of privacy

Overdevelopment

Visually intrusive

Excessive noise, dust or smells (I would also add illegal ventilation)

Or those matters specified with the national planning framework or local plan

The Planning Application ' per se ' , does not address the issues I have raised , I therefore object to it .

Yours faithfully

Mr G Beale