

Azavedo-Parker, Joanna

From: Griffin, Tim (Contractor)
Sent: 20 February 2025 16:31
To: Martin, Clare
Cc: Oliveira, Marta (Contractor); Ellison, Mark; Dyer, Tim
Subject: Re: The log cabin - F/24/97740

Afternoon Clare,

Thanks for the email.

You are right to be cautious on this proposal since the site is elevated (around +15m from Winchester Road).

The most obvious views are those from Winchester Road. The proposed replacement dwelling will be seen primarily by drivers towards Fair Oak.

A number of factors help reduce possible visual impact:

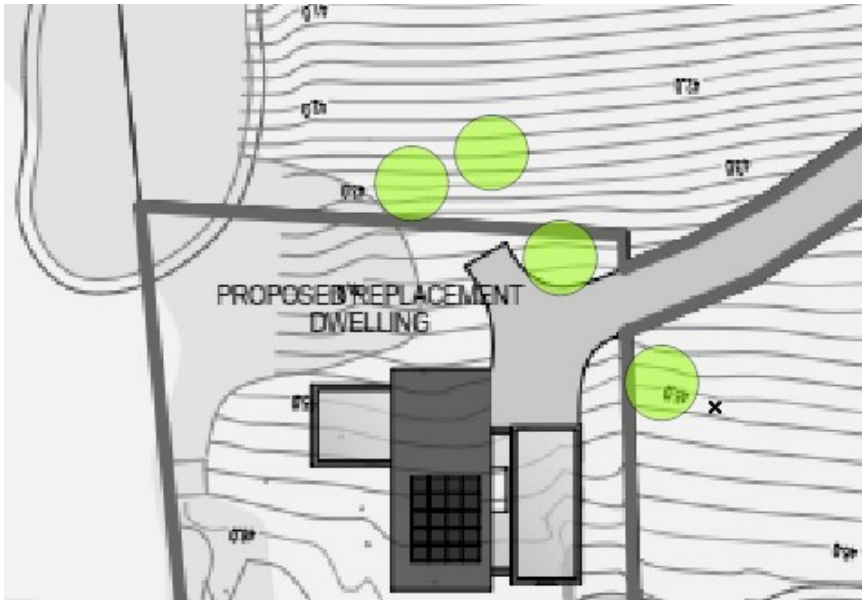
- 1/ Some existing trees/vegetation form a backdrop to the new cabin. The horizon line won't be broken.
- 2/ There are a number of other urbanising elements already in the view (pylons, stables etc).
- 3/ The views are transitory.
- 4/ There is an existing mobile home in the same location.

I suggest, on this basis, that visual impact concerns are more limited than might be first thought.

Looking at the submitted plans and elevations, I am curious as to the justification for a 4-bedroom dwelling for a site manager? To reduce the footprint, you could suggest the living room extension is relocated to Bed 1 and the unit reduced to 3 bedrooms.

That aside, the contemporary modular design is pleasant enough and the green roofs are welcomed (as long as they are actually delivered). The combination of external materials is fine, although close attention should be paid to the timber cladding. If this can be a composite, dark grey finish this will recede in views. Should a natural timber finish be preferred, then special attention is required to ensure an intrusive, light-coloured finish is not delivered. Perhaps best to condition this aspect.

I do not think it unreasonable to ask for a few trees to be planted on site, and on adjacent land (owned by the applicant) to filter views somewhat. Something like this:



These should be native tree species.

You could also ask for a native mix hedge along the 2 boundaries facing Winchester Road to soften lower-level views.

The dwelling is located close to existing woodland and I defer to comments from the Tree Officer in this regard.

Hope these comments are helpful, but do get in touch should you require further advice.

KR Tim

Tim Griffin
Landscape Consultant
Working on behalf of Eastleigh Borough Council
Mobile: 07974 900280

From: Martin, Clare <Clare.Martin@eastleigh.gov.uk>
Sent: 20 February 2025 14:01
To: Griffin, Tim (Contractor) <Tim.Griffin.Contractors@eastleigh.gov.uk>
Subject: The log cabin - F/24/97740

Hi Tim

I hope you are keeping well and don't have to go outside today in the horrible rain.

I would like to get your opinion on one of my applications to replace an existing lawful mobile home at Hillview Manor Park with a permanent dwelling for the site manager. The replacement dwelling is in the same location as the mobile home, towards the top of a slope with views from Winchester Road. The proposal is a resubmission of two previous schemes, which were primarily refused due to the design and large size of the replacement house and its impact on the countryside location. The replacement dwelling has now been scaled down to a single storey wooden

clad structure, albeit it still with a fairly substantial footprint. I am in two minds about the proposal and wanted to get your view from a landscaping perspective.

I have sent an official consultation request through to Tim Dyer, but I am a bit pushed for time on this application so I thought I would contact you directly.

Thanks for your help.

Clare

Clare Martin

Senior Planning Officer (Tuesday to Friday)

Planning & Environment - Planning/Development Management

Ext.: 8256