

110 Southleigh Road Proposed Extension

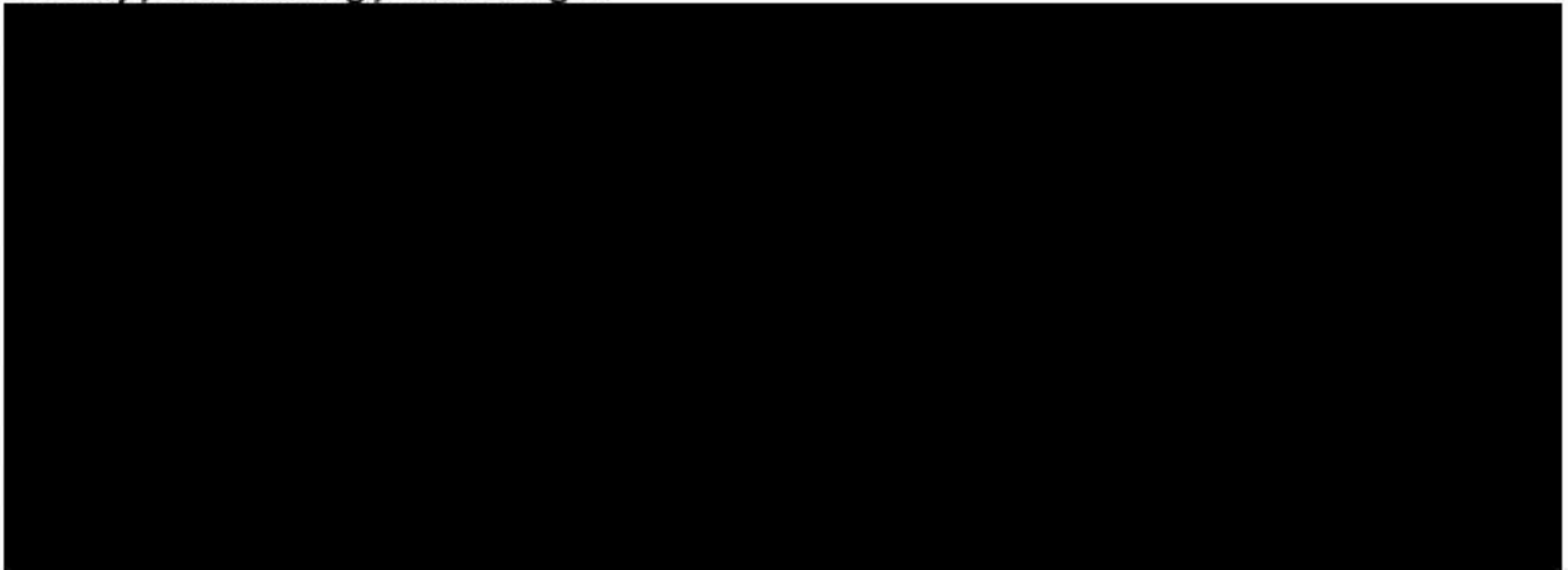
Key Areas of Objection:

Scale & proportion in relation to other nearby residences

The current property is roughly the same size and style as the surrounding properties. The plans would approximately double its size, resulting in a structure greatly out of proportion with all the surrounding properties.

The scale, design and size of the property would be wholly inappropriate to the context and character of its surroundings, and in relation to the size of its plot. It would be a 'monster', an eyesore and an extension way beyond reasonably acceptable limits.

Privacy / overlooking / natural light



Materials

The application (Section 5) states that the construction will be 'Sand and cement render to match existing'. This is incorrect - the existing property is all brick, as are most of the surrounding properties. This is miss-representation. A sand and cement rendered construction would make the new structure appear visually even larger and more dominant, clashing with its surroundings.

Parking

The application (Section 8) states that there will be no effect on existing car parking arrangements. This is plainly untrue. Access to the property is off a short, narrow (one vehicle width) private driveway, which is shared access to the other 4 properties on the 5 property plot. Parking is already an issue, [REDACTED]

[REDACTED] and there is no parking provision or space immediately surrounding the property. Hence the household usually has one or two cars parked on a side road and layby 200 metres away from the property. There is usually no space for the applicant's visitors' cars, which are frequently parked outside the house on the shared narrow access, sometimes blocking access for the other 4 residences.

If the existing double garage is demolished and built over, and a new double garage is constructed on part of the existing parking spaces per the plans, this will reduce the parking space on the property by 2-3 cars, meaning that there will be an overspill of 4-5 cars onto the surrounding roads / layby. Plus it is likely that visitors' cars will cause more frequent blockage / access issues for the other residents.

Noise

In the summer there have been occasions when loud music has been played in the house, which has been a minor issue as the existing windows are mainly facing away from the surrounding properties. If the property is rebuilt as planned, there will be 14 (fourteen) additional windows facing the surrounding house close plus 8 (eight) new skylights (presumably opening), with the consequent likelihood of much greater noise nuisance / pollution.

Future intentions / hidden agenda?

The applicant and his wife are owners (Listed Directors) of a healthcare / care home related business [REDACTED]. The proposed structure has the look and feel of a nursing home / care home. Already a certain amount of business seems to be conducted at the property - much coming and going of vehicles during the working week - hence we would raise the question / possibility that the applicant intends the vastly extended property to be used as a care home facility, and / or with more business being conducted from the property?

Secondly, the house is already to some degree a house of multiple occupation, with roughly 8 residents. If the volume of the property is doubled, do they intend to house additional extended family / other residents?

The submitted online plans interestingly omit to show an upstairs internal plan (downstairs is shown). Hence it is impossible to determine how many bedrooms are being added. However, by extrapolation, the existing property has 4 bedrooms, the proposals roughly double the internal volume, hence it is reasonable to assume that there will be a total of 8 bedrooms under the plan. This is at least double the accommodation of the surrounding properties and lends to the suspicion of the creation of a house of multiple occupation / care home 'by stealth'.

Disruption during building

As stated above, there is limited parking space on the property, which is always too small for the number of vehicles owned by the household. There is *no* additional space for vehicles on the shared access road without blocking entry and egress for the other residents. The private driveway opens out onto a busy residential road (Southleigh Road), with a bus stop immediately next to the applicant's property, hence parking anywhere nearby for construction vehicles is impractical, conflicts with public service buses and would be a danger to road users and pedestrians.

The vast nature of the proposed rebuild would require a great deal of construction plant, machinery and vehicles, over a considerable period of time, which it is simply impractical to accommodate in the tight confines of the plot and its surroundings. A construction of this magnitude would create immense inconvenience and disruption to the lives of the surrounding property owners, and access to their properties would be compromised due to potential consistent blocking of the main private driveway.

Affect on surrounding property values

The resulting building would be a dominating structure, overlooking, blocking natural light and invading the privacy of 4 residences within the adjacent group of 5 properties, plus at least 2 other dwellings nearby, all of which are not currently overlooked in any significant way. This, plus other factors such as parking, noise, coming and going of a substantial number of occupants and visitors etc., is certain to have a negative effect on the resale value and saleability of the surrounding properties.



Conclusion

In conclusion, the proposal represents overdevelopment of a restricted plot resulting in adverse effects on neighbours' amenity, access to their homes, inadequate car parking and loss of character. Hence we respectfully request that the planning application be refused for all the above reasons.