

7. **15/01750/FULLS (REFUSE/PERMISSION) 22.07.2015**
SITE: 28 Beechwood Crescent, Chandlers Ford, Hampshire
AMPFIELD

9 – 36

CASE OFFICER: Mary Goodwin

APPLICATION NO.	15/01750/FULLS
SITE	28 Beechwood Crescent, Chandlers Ford, Hampshire, SO53 5PA, AMPFIELD
COMMITTEE DATE	9 February 2016
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1.0 VIEWING PANEL

- 1.1 A Viewing Panel was arranged to take place at 4pm on the 9th February 2016. A list of Councillors attending the Viewing Panel will be provided at the PCC meeting.

2.0 ADDITIONAL REPRESENTATIONS

2.1 Ampfield Parish Council – Objection

- Objections remain unaltered despite the minimal alterations proposed;
- The reduced roof pitch (from 40 to 35 degrees) will have minimal beneficial impact on light reduction to neighbouring properties and the overall reduction in height is only 60cm;
- The raising of the rooflights by 50mm to 1800mm will not overcome the loss of amenity of privacy enjoyed by the occupiers of the neighbouring properties;
- The loss of light will be significant to the neighbouring properties;
- The loss of trees within the proposals, which are protected by a Tree Preservation Order, will impact on the amenities of the surrounding properties;
- The house might be successfully enlarged to increase accommodation without damaging the amenities of neighbouring properties and the Parish Council would argue that alternative proposals are available to the applicants.

2.2 4 x letters from neighbouring residents regarding the amended plans - Objections (27, 29, 33 Hocombe Wood Road (x2)):

- Although the amended plans are noted, they do not address or ameliorate the adverse impact arising from the proposed development;
- The proposal will result in loss of amenity, pleasantness, and the agreeable or attractive qualities of place and will impact on visual and aural amenities;
- Amended scheme is unsympathetic and still has an overbearing roof slope and a dominating effect on neighbouring properties;
- Objection to loss of wooded character and the loss of the 3 pine trees between the development and neighbouring properties, which currently provide a barrier;
- Loss of amenity by overlooking from first floor windows and a fire escape door. The overlooking will be unobstructed by vegetation;
- It will be possible for someone to stand on a stool, box or bed and to look out of the roof lights directly into the bedrooms of No.31 & 33 Hocombe Wood Road.
- The rooflights will give the impression of being overlooked;

- Gable end windows will look straight into bedroom window at No.27 resulting in a loss of privacy;
- The Oxford English Dictionary definition of 'amenity' includes the quality of being pleasant or agreeable; the situation, aspect, climate, etc of a place; and in modern use, more 'human' and pleasurable environmental aspects;
- The Scots Pine trees that are subject to a Tree Preservation Order have existed much longer than the bungalow. The TPO was made with the trees and bungalow in place and they have co-existed for the last 40 or 50 years. There is no good reason why the trees and bungalow cannot continue to co-exist;
- The trees must not be undervalued, they grow very slowly and have a potential life of 200 to 300 years;
- At the Southern Area planning meeting, the planning officer seemed to suggest that the question of the loss of trees had already been decided. However, we have been told that each planning application is decided on its own merits. The previous application was rejected;

3.0 PLANNING CONSIDERATIONS

3.1 A copy of the floor plans of the existing dwelling are attached to the Update Paper.

4.0 AMENDED RECOMMENDATION

No change

