

9A-10A Shirley High Street

I am one of the joint owners of 8A Shirley High Street which adjoins the application site and shares use of the rear access from Mayflower Road. We have three main concerns:

1. Paragraph 6.4.1 of your officer's report states that the extension 'marginally increases' the footprint of building over the unadopted highway but this is misleading. No evidence has been provided of the date of construction of any part of the extension and the only logical comparison is therefore with the extension approved retrospectively in 2007. This was about 15.1 sq. m. whereas the total extent of the building is now about 42.3 sq. m. That is nearly three times the size of the approved extension which cannot be described as a marginal increase. It is not a 'small infill' as stated in Paragraph 6.2.3 but it is a substantial increase occupying the whole width and length of the unadopted highway behind 9A-10A Shirley High Street.
2. Paragraph 2.2 refers to Certificate D. This states that 'all reasonable steps have been taken' to find out the owners of the land occupied by the extension. As this is part of an unadopted highway and we are immediate neighbours it would obviously have been 'reasonable' to contact us or our agents. This was not done, and in our opinion, the Certificate is therefore invalid. All the frontagers have a legitimate interest in anything that affects the use of the unadopted highway, and we believe that this should be recognised in determining this application.
3. Paragraph 5.4 states that the 'new extension would not result in further restrictions to parking than that previously experienced.' This is incorrect. The extension approved in 2007 allowed space behind the original building for a vehicle to park and for refuse containers to be stored. This is no longer the case, adding to congestion and obstruction in the remainder of the unadopted highway.

In our opinion the site has been overdeveloped resulting in serious inconvenience to neighbouring occupiers. We therefore ask you to refuse this retrospective application and to enforce the removal of the unauthorised building.