

# Planning and Rights of Way Panel

Tuesday, 8th March, 2022  
at 4.00 pm

## **PLEASE NOTE TIME OF MEETING**

Conference Room 3 and 4 - Civic Centre

This meeting is open to the public

### **Members**

Councillor L Harris (Chair)  
Councillor Prior (Vice-Chair)  
Councillor Coombs  
Councillor Magee  
Councillor Savage  
Councillor Vaughan  
Councillor Windle

### **Contacts**

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## ADDITIONAL INFORMATION AND PRESENTATIONS

**5 PLANNING APPLICATION - 21/01894/FUL - BLAKENEY ROAD** (Pages 1 - 2)

Statement received

**6 PLANNING APPLICATIONS - 21/01889/FUL AND 21/01890/LBC - 8A PEARTREE AVENUE** (Pages 3 - 6)

Statements received

**7 PLANNING APPLICATION - 21/01711/FUL - 7 WILLIS ROAD** (Pages 7 - 8)

Statement received

Service Director, Legal & Governance

# Agenda Item 5

Hi. I am Mrs Maria Luke. I am sorry I am unable to attend the virtual meeting.

I do not agree about the proposed parking area as you will be taking green space away, the children from no 4 Blakeney Rd which is used for temporary accommodation, which is 4 flats, have a lot of children living there and they play in the proposed area, if you put a car park there they will have nowhere safe to play as not all parents can take their children to parks. They will continue to play in that area with the car park there which will be dangerous for them. We do not need extra parking as there is ample places to park, at the side of no 4 as there is concrete parking for about 6 cars which is usually empty. And the same opposite no 4, the only time there may be a problem with parking is during the school run which is about 20 minutes twice a day during term time. They will most likely park in the proposed area but it will be chaotic with them trying to get in and out of the car park. And the build up of cars will add to more pollution. The proposed area is a lovely green space, there have never been any cars parked on there, the grass have never been chewed up or been a muddy mess. If the people who put in the plans lived in Blakeney Rd they would see for them selves. Yes there is problems with parking but that is further down the road and around the bend as it's really bad there. Having a car park in the proposed area will not help them as it's too far away. I do drive and I have a car and I live at number 5 Blakeney opposite the proposed area and I have never had a problem parking.

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# Agenda Item 6

Mr Adam Southwell & Mrs Jo Southwell

26, Peartree Avenue

Southampton

SO19 7JP

7<sup>th</sup> March 2022

Reference: Application Number 21/01889/FUL – Erection of 2 storey side extension at 8A Peartree Avenue, Southampton, SO19 7JP.

Dear Sir/Madam,

We request the following statement be presented at the meeting on 8<sup>th</sup> March 2022 to determine the outcome of the above proposed development.

We are objecting to this development as it will cause a loss of privacy to ourselves and the neighbouring properties around the proposed development.

The key deciding feature when we purchased our property was the privacy we enjoy as we are not overlooked from any direction.

Peartree House (8A Peartree Avenue) has numerous buildings in its grounds which currently are all single storey. This means we, our neighbours and the patients of Peartree House all enjoy privacy.

We also have concerns about the level of light pollution we will encounter from this property. Peartree house currently has very extensive outside lighting which is on single storey buildings. This is already sufficient to light our house and garden up at night. We feel adding an additional storey to one of these buildings will only increase the light pollution we already suffer from.

We ask that you please consider our statement before making your decision regarding this proposed development.

Yours Faithfully

Adam & Jo Southwell

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### Written Statement – 21/01889/FUL – 8a Peartree Avenue, Southampton, SO19 7JP

Good afternoon,

We are unable to attend this panel meeting due to working full time.

We would like to reiterate why our objection should be taken into consideration and why the 2-storey extension of Peartree House would be detrimental to our mental health and way of life.

The bullet pointed reasons are below:-

- Affect on Wildlife
- Affecting Listed Building
- Impact of Noise
- Impact on Traffic
- Late Night Disturbance
- Loss of Light
- Overdevelopment
- Overlooking
- Overshadowing
- Shortage/loss of Car Parking
- Too near/affecting Boundary

We live in a neighbouring property, close to the boundary of Peartree House, and we feel that it will have a detrimental impact on the quality of life for our household, any future children and nearby residents.

The plan that was first proposed was for a single storey extension, this was not opposed by any of the neighbouring residents. The plan that they are now proposing is for a two storey extension which will have a detrimental impact on light into the neighbouring gardens throughout the year, this includes ours. We would not be able to sit out in the garden on an evening and enjoy the evening sun as there will be shadowing from the proposed two storey extension.

Currently we are not overlooked in our garden or home. If the proposed plans were to go ahead this would then vastly effect our privacy and have a detrimental effect on our quality of life. To add, this may affect the property house values adjacent to the build in the future due to being unsightly, overlooked and off-putting for families. Peartree House objected to the development on the land at 32 Peartree Avenue (ref.: 19/00175/FUL) due to their patients being significantly overlooked and impacting their privacy. Proposed plans show windows are round the circumference of the extension which will be able to look directly into households, whereby this is not an issue currently. The proposed extension will do to the neighbouring properties what Peartree House stated that the aforementioned build would do to their residents.

The build is far too close to the boundaries of neighbouring properties.

Late night disturbance will be increased due to light pollution that is already at an unacceptable level and this will increase further with this proposed plan. The increase on the light pollution will have a detrimental effect on the environment and the residents around Peartree House. Peartree House currently leave their lights on full throughout the whole night and this can be seen from our rear bedroom windows meaning that we have to have blackout curtains/blinds so that the light from Peartree House is not penetrating through into the house at night and we are unable to sleep in the dark. The proposed development of a two storey extension will overshadow nearby gardens which

will affect the light that they have in the day/evening. The increase in staff and residents at the property will add to an increase of noise at night which again is at an unacceptable level.

There will be an impact of noise from both the building works and day-to-day running of Peartree House from staff members and patients, this is already at a level that is too much for neighbouring properties, to add to this, working from home will be disrupted due to the increase in noise. As well as the increase of noise there will also be an increase of traffic due to more people visiting and more staff coming to the building. This will inevitably effect the parking in the area which is already sparse for the residents of Peartree Avenue and surrounding roads.

The proposed plans are not in keeping with the current Listed building and the site that Peartree House is on is largely overdeveloped already in a residential area. Due to the main part of Peartree House being Listed, we are concerned that the new development will affect how the building looks but it could potentially do some irreversible damage to the building also.

The site that Peartree House is on is already overdeveloped and the purchasing of neighbouring gardens has not improved this matter.

We currently get a wide variety of birdlife in our gardens that come and feed, live and nest. We believe that the proposed building work will have a detrimental effect on the wildlife visiting the gardens.

We hope that you take all of our above points into consideration when making your decision as to if the two storey extension is appropriate for Peartree House at this time.

Kind regards,

Emily Bull & David Harvey

**Speaker - Thomas Freaney (Supports)**

**Planning & Rights of Way Panel – Tuesday, 8<sup>th</sup> March 2022**

**Planning Application – 21/01711/FUL – 7 Willis Road**

This application has been referred to panel, because of concerns over the impact on amenity and over-development.

However, the Planning Officer is satisfied that the development is acceptable taking into account all Development Plans & Policies.

The Appeal Inspector previously considered the larger refused extension would NOT adversely harm the residential amenity of the neighbouring occupiers. Surely a much smaller proposal will be even less so.

I find negative comments by the ward councillors and some neighbours to be biased, prejudice and difficult to comprehend.

**The National Planning Policy Framework**

**Para 126** states: *...the creation of better places in which to live, helps to make developments acceptable in communities.*

**Para 130** states: *Planning policies and decisions should ensure that developments optimise the potential of the site.*

Whilst the application seeks to extend the property, this is merely above an existing single storey footprint, part of which is already a 1<sup>st</sup> floor loft space. The proposal makes better use of this available space to create improved living conditions for the occupiers as per the NPPF.

The improvements considerably outweigh any biased or prejudiced reason for refusal.

I respectfully ask the committee to support this application today.

Thank You.

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