



# LRJ PLANNING

## **Planning and Rights of Way Panel 2<sup>nd</sup> August 2022 Planning Application Report of the Head of Green City & Infrastructure**

**1 Gainsford Road, Southampton**

**Application number: 22/00340/FUL**

Dear/Sir Madam,

We are writing to you with further concerns/objections to proposals made by case officer Connor Chalmers (CH) regarding the panel report which was submitted.

It is evident that there are a number of inaccuracies within the report that need to be addressed as a matter of urgency.

The conditions that have been proposed do not address the original objections in many ways and further clarity is needed on the outbuilding referenced at 3 Gainsford Road and 59 Bryanston Road. These outbuildings are not directly comparable.

CH states at para: 6.31

**This proposal is not an uncommon sight in this area with many neighbouring properties having similarly sized or larger rear outbuildings including neighbouring No.3 and the property at No.59 Bryanston Road which has a rear garden sitting adjacent to No's 1 & 1a with a large outbuilding also overlooking both properties.**

CH has failed to mention that these two properties have significantly larger gardens. Number 3 Gainsford Road has an approx 150ft garden and the outbuilding is set much further back and is not facing any neighbouring properties thus not causing any harm or loss of privacy to properties on Gainsford Road

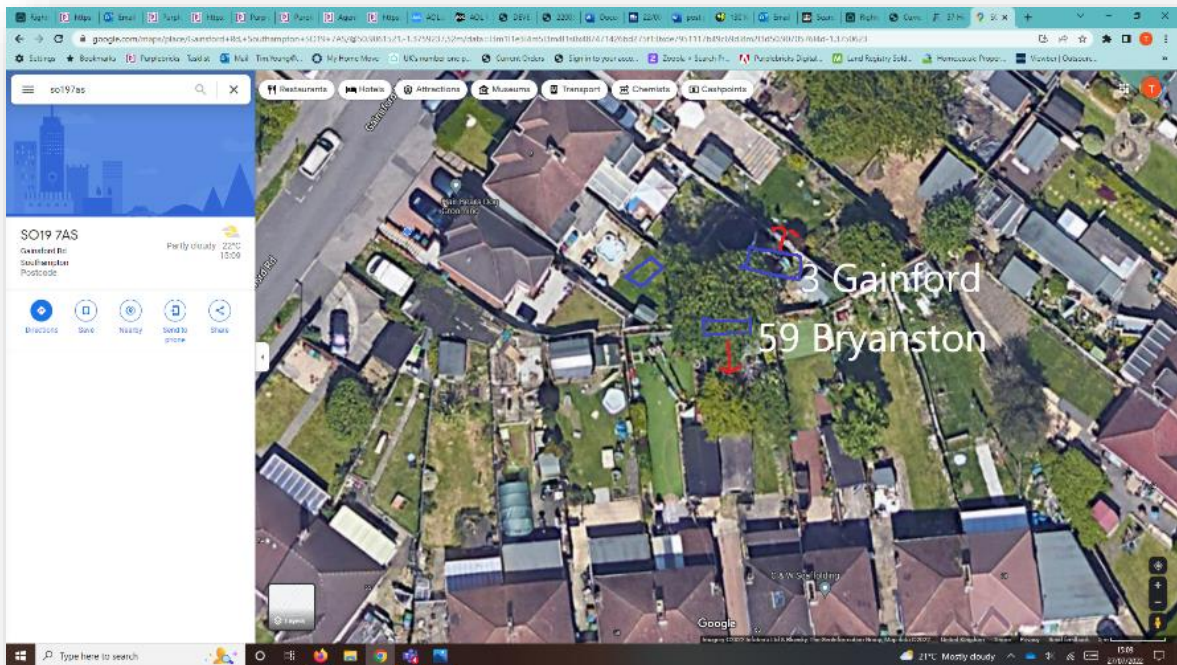
Number 59 again has a very long garden as well and it is not raised on platform like the applicant 1 Gainsford Road thus not causing and loss of privacy/harm to properties on Branston Road.



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The log cabin at 1 Gainsford Road is very close proximity to the building at 1A Gainsford Road and is sat on a platform overlooking and causing harm to the master bedroom, kitchen/diner and Garden. The building is also from a outlook perspective very overbearing as well.

We are unsure why the three properties above have been compared.



## Planning Condition

### Screening:

CH has suggested raising panel one and two, to the height of 8ft which we agree with however:

The screening does not address the privacy issues in the garden as panel 3 will not be high enough as illustrated in the image below



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Also, it does not address the concerns of the master bedroom.

With regards to the fence what has been proposed is a health and safety concern.

The fence panels are old and fragile and the posts are subsiding. Panel 1 has a trellis which has already been blown over many times due to bad weather conditions as the area is very exposed to high winds as illustrated in the image below.





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Adding any extra structure on top of the fence could cause further damage to the fence and knowing the history of the current trellis the planning condition proposal will be blown out which could cause damage to gardens and property, furthermore we will then again suffer loss of privacy.

Furthermore, the planning condition proposed for the fence is just not right. No other fence in the area looks like that nor do we know any garden with a fence which will look like that.

We feel this unsightly and unsafe idea should not be forced upon us because due to the log cabin being too high and breaching planning.



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We are seriously concerned with the nature of the report and the conditions recommended that will not alleviate the harm caused.

With this further information, it is respectfully requested that the planning application is refused.

Yours faithfully

Lloyd Jones MRTPI

Director