

Letter for hearing on 1/11/2022 at 16:00

Application Summary

Application Number: 22/00939/FUL

Address: Land rear of 14 Rother Dale Southampton SO19 0HL Proposal: Erection of a detached 3 bedroom dwelling

Case Officer: Stuart Brooks

Customer Details

Name: Mr Az Sutherland

Address: ■ Morrison Close, Southampton SO19 0AN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application Comment Reasons:

- Affect on Wildlife - Impact of Noise - Impact on Traffic - Loss of Light
- Loss of Trees
- Overdevelopment
- Overlooking
- Overshadowing
- Poor Design
- Road Safety
- Shortage/loss of Car Parking - Too near/affecting Boundary

Comment: I write to you today to object to the above planning application to develop the garden of 14 Rotherdale, Southampton.

It has become apparent over the last few years that the terrace of houses is owned by a developer, who wishes to turn one property into 3. I was going to object to the first stage of the development last year, however having viewed the application at the time, I understood the removal of the existing extension and subsequent building of the attached house would not have a long term impact on Morrison Close and therefore decided against it.

What was not made clear at that time was that the owner already had planned to further develop the garden into a third property. The images shown of the current land shows it is not being used and is fenced off from the properties, which comes across as an underhand tactic.

The planning notice was placed on a lamppost tucked down by the garages of 8 and 9 Morrison

Close facing away from the road, when the lamppost in the middle of Morrison Close would have been able to be viewed by a greater number of people. Letters advising of the development were not received by property numbers 5, 6 or 7 Morrison Close.

Erecting a dwelling on this site will increase the traffic and volume of cars in a cul-de-sac that is already at it's limit. Due to multiple vans, cars and a trailer it is already difficult to manoeuvre within the close.

If a family of 4 were to move into this property as suggested there would be 2 potential vehicles in their allocated spaces. What happens when the teenage children of this hypothetical family move in and pass their driving tests, where will their cars go? The parking in Botley gardens is already allocated, parking in Morrison close is at capacity and that leaves cars to be parked out on the main Botley Road, which would in turn hold up traffic.

In the same vein, where would visitors to the proposed property park?

The proposed access to the property involves crossing private land, maintenance for which is included in the costs paid by properties number 2,3,4 and 5 Morrison Close, would this new property also be contributing?

What is the proposed house number for this property? Are existing properties to be renumbered? Would it be ■■■, thus causing confusing with mail deliveries and such like which will directly impact me? Would it be number ■■■ but out of placement?

Has other access via Rotherdale been considered with a shared access via the original piece of land?

In the proposed position, building a dwelling which meets the border of the property will mean that not only will my property be overlooked, meaning a lack of privacy, but it will also cause a loss of light to the rear of my property.

The construction work needed will be a major disruption to the area, with noise, dirt and dust, using our close for development of land which is not part of it. It's completely impractical to house the necessary large vehicles/plant in an already developed and lived-in area.

Within the application it states that the large tree will be 'cut back to the border which is legal to do'. Doing this is will hugely affect the landscape not to mention the wildlife that depend on the tree. In turn it will also further decrease not only my privacy but that of the houses the other side of the tree. The tree is home to many different creatures, I see/hear various young birds chirping, bats and occasional owls.

In summary, I strongly oppose the planned development and I hope that the neighbours comments are all taken into consideration.

Documents when I signed for the solicitor said that there was no plans and there will be no developments around Morrison close and my property which my solicitor will be able to provide.

Also no permission by property owners or flat owners and lease holders of the car park to be used as access or fence to be taken down.

Over flow of cars use this space for parking by all home owners.

Kind regards

Mr A Sutherland (█ Morrison Close)