

Our Ref: 4653
14 October 2021

Planning Department
Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LJ

Dear Sirs

**Planning Application for Proposed Porch Lobby, Fences and Lighting at
The Fishers Pond Vintage Inn, 183 Main Road, Eastleigh, Hampshire, SO50 7HG**

We enclose our Planning application for a variety of works for your attention.

The works include:

- The infilling of an existing covered porch with doors and glazing to create a lobby, which will in effect increase the floor area by 6 square metres
- The erection of steel estate fencing to either side of the entrance driveway to replace the existing three rail fencing
- The erection of 1.8m high close boarding fence to the rear of the car park to prevent the public entering the private grounds of the Fishery
- The erection new and the replacement of existing lighting, all with LED low energy fittings, including the replacement of lighting poles to the festoon lighting to the entrance driveway
- The erection of two awnings on the rear of the building, over the patio overlooking the lake. Which will reduce the number of parasols on the patio.
- The provision of boarding to the fencing surrounding the manager's private roof balcony.

These works form part of a major refurbishment project that is being undertaken, all as shown on the attached drawings. Some points of note are the removal of the pergola as the Eastern end of the patio area, the provision of new sliding folding door to the lakeside elevation and provision of new steps into the building from the patio. We are aware that some of the works listed above might not require permission by thought it best to cover everything and avoid disputes or delays.

We should also mention that some structural repairs will be carried out, including the replacement of an area sunken flooring, together with the patio paving possibly being re-laid to prevent water damage to the building, which would also involve some new drainage.

When completing the Planning application on the Planning Portal we were asked to provide a Biodiversity Report. We do see how such a report would be relevant to the type and extent of the works being proposed here. If you feel that there is some biodiversity issue that does needs consideration, then please let us know.

If you would like any further information on any of the proposed works then please do not hesitate to ask.

Yours faithfully

Eric Lynn

For and on behalf of

DESIGN COALITON CO. LTD