

23 December 2022

OBJECTIONS TO PLANNING APPLICATION: H/22/94226

**13 Satchell Lane
Hamble-Le-Rice
SO31 4HF**

“Single storey front; two/three storey side; and single and two storey rear extensions; removal of roof and provision of second floor accommodation; together with alterations to site frontage to enlarge parking area”

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**Dr Farwell
15 Satchell Lane
Hamble-Le-Rice
SO31 4HF**

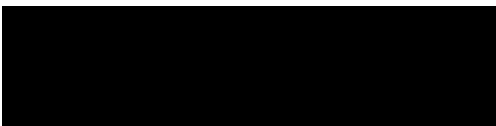


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23rd December 2022

Planning Application Number: H/22/94226
Executive Head for Planning and Economy: Andy Grandfield
Case Officer: Gary Osmond

Dear Sir/Madam,

Re: Planning Application Number: H/22/94226 (13 Satchell Lane, Hamble-Le-Rice. SO31 4HF)

I am writing to object to Planning Application Number: H/22/94226. The application comprises of "Single storey front; two/three storey side; and single and two storey rear extensions; removal of roof and provision of second floor accommodation; together with alterations to site frontage to enlarge parking area" I am the joint owner occupier of 15 Satchell Lane (next-door neighbour) and moved into the property on Wednesday, 16 December 2015. After carefully researching and reviewing planning application H/22/94226 (13 Satchell Lane) I wish to bring to your attention three important matters sufficiently serious in themselves to warrant determination by planning committee (elected members), rather than delegated powers, for the following reasons: subsidence, land stability and location of the boundary between 13 Satchell Lane and 15 Satchell Lane (Reference to the Planning Application only).

Background and Context (Subsidence and Land Stability at 15 Satchell Lane)

When we purchased 15 Satchell Lane SO31 4HF on Monday, 14th September 2020 (detached three bedroom, two-storey house consisting of cavity brickwork walls supporting a hipped tiled roof) we were required by the HSBC (mortgagee) and Towergate Partnership (insurers) to commission a ground stability survey and a structural survey for the purposes of reporting on matters of subsidence on the south elevation, east elevation, west elevation and the south/north elevation loadbearing wall – as well as the general condition of the property. It is worth noting that we were initially unable to insure the property (considered to be an uninsurable risk because of subsidence) but we eventually secured limited and very expensive high-risk coverage. In terms of situation, houses 7 to 17 Satchell Lane are situated on a bank (angle of repose 20°) and 15 Satchell Lane is situated 1.7m above road level; 10m above sea level (137m from the waters edge - Hamble River) and facing NXNE (70°). The structural survey subsequently identified from data derived from the British Geological Survey (BGS) and a site survey undertaken by a geotechnical engineer, that there is high potential for natural ground subsidence at 15 Satchell Lane (Category 4/5, BRE Digest 251 classification); and moderate to high potential for the area surrounding 15 Satchell Lane. Namely, Crowsport, Farm Close, Hamble High Street, Marina Drive, Satchell Lane (subsidence on the south elevation of 13 Satchell Lane) and Well Lane. Hence, there is a well-documented recurrent history of subsidence at 15 Satchell Lane, sufficiently serious to warrant interventions (ground stabilisation and structural repairs) on three separate occasions between 2002 and 2020. In the substantive, the report opined, supported by scientific evidence, that the structural movement on the corner of the south/east elevation and the loadbearing dividing wall (south/north elevations) is "progressive and longstanding", and "all associated with downward foundation movement [...] reducing the bearing capacity of the foundation soil thus leading to subsidence of the site" (p.8).

To that end, CET Group Limited, on behalf of Cunningham and Lindsey and Towergate Insurance, subsequently extracted soil samples from six boreholes at the rear (west elevation) and front (east

elevation (2 x 3 boreholes) by way of deep-window sampling, and for the purposes of ascertaining the physical and compaction properties of granular materials (soil type) surrounding the footings of 15 Satchell Lane. The report consequently recommended an excavation free process of soil stabilisation involving bio-chemical engineering (epoxy resin injection) and eco-engineering (planting and seeding vegetation; and the installation of a soak away) to reduce permeability and increase cohesiveness of the soil to improve the overall stability. In addition, an integrated programme of subsurface monitoring was instituted before, during and after the completion of remedial works to examine the efficacy of the intervention (analysis of pore pressure and data derived from the calibrated tell-tales) by way of intermittent undisturbed soil sampling to determine the stability of soil structure. The most recent soil sample was extracted by a Towergate Insurance appointee (geotechnical engineer) on Tuesday, 4 August 2020 who reported continued mild decelerations resulting from soil stabilisation (proved). Hence, the subsurface ecosystem surrounding the east/south elevations remains very fragile, and we were strongly advised to obtain expert advice before changing the ground conditions in any way (such as building work, removing plants or shrubs). However, the applicants employed the services of a local land clearance company to excavate the site (13 Satchell Lane) of all shrubs, trees (30ft Bay tree and two 60-year-old Japanese maple trees) and foliage. This has subsequently had a detrimental impact on land stability along the south and east elevations at 15 Satchell Lane, resulting in the onset of movement (new subsidence cracks running diagonally across the corner of south/east elevations).

The location of the boundary between 13 Satchell Lane and 15 Satchell Lane

We are currently in legal correspondence with the applicants over the removal of a carport which is partly situated on our property.

In consideration of the above I wish to object to planning application [H/22/94226](#) (13 Satchell Lane, Hamble-Le-Rice. SO31 3HF) on the following grounds:

Objection One: Land Stability and Subsidence (13 Satchell Lane and 15 Satchell Lane)

- i. That Eastleigh Borough Council reject planning application [H/22/94226](#) (13 Satchell Lane, Hamble-Le-Rice. SO31 3HF) forthwith, and for no other reason than the scale of the proposed excavation will lead to ground instability - causing serious structural damage to 15 Satchell Lane. The application was submitted without an assessment of the likely consequences of a proposed single storey development of 2.5m x 7.2m adjacent to south elevation (extending 40cm over the boundary onto 15 Satchell) where subsidence and ground compression is already known and documented (Cunningham & Lyndsay, 2002). Furthermore, there are no measures identified in the application to protect the structural integrity of 15 Satchell Lane.
- ii. That the applicant failed to provide an impact risk assessment for the proposed scale of the excavation by way of a ground stability survey, or even a preconstruction survey that includes photographs and a geotechnical report. Furthermore, the applicants did not consult with the owner occupiers of 15 Satchell Lane prior to submitting planning applications [H/21/91232](#) (withdrawn) and [H/22/94226](#).
- iii. That the proposed 10m x 10m x 170cm site excavation for the carpark ("alterations to site frontage to enlarge parking area") involves the removal 150 tonnes of soil which will result in ground instability. This will exacerbate the pre-existing subsidence and possibly precipitate ground heave. The excavation will also alter the angle of repose (slope stability) on the east/south elevations (corner) of 15 Satchell Lane - the area most affected by subsidence (see Annex 1 in the full report sent by email).
- iv. That the footing for the north elevation (13 Satchell Lane) for the proposed 7.2m x 2.5m ground floor single storey extension; and the 1.5m (d) x 9m (w) x 10m (h) three-storey extension (ground floor rear entrance, first floor stairwell and second floor ensuite) is located on the diagonal fault line (subsidence) between the south elevation of 13 Satchell Lane (visible cracking) and the north elevation of 15 Satchell Lane. Furthermore, the footing for the

loadbearing dividing wall (south/north elevations) at 15 Satchell Lane is located on top of the diagonal fault line and has been the subject of two interventions (remedial works), including 13 Satchell Lane, for subsidence since 2002. Although now reinforced below the dampproof course level, a 3.5cm gap remains at the bottom of the loadbearing dividing wall and the inner cavity wall (90°). The disturbance caused by excavating the front garden (parking area enlargement) and excavating beyond the edge of the footing (15 Satchell Lane) for the foundations (single storey extension and the three-storey extension (north elevation) will compromise the ground stability and correspondingly the structural integrity of the south and east elevations of 15 Satchell Lane.

And,

- v. That the footing (1m x 600mm) for the north elevation 7.2m (w) x 2.5m (d) and 3.2m (h) ground floor single storey extension (13 Satchell Lane) at the narrowest point (west) will not only extend 40cm beyond the boundary, but 7cm under the south elevation flank wall of 15 Satchell Lane. (see Figures: 5,6,7,8 & 9)

Objection Two: Overdevelopment

- i. That Eastleigh Borough Council reject planning application H/22/94226 forthwith, and for no other reason than the proposal is opaque, 'not to scale', and without perspective or sightline (Visual Impact Assessment) in relation to the adjoining properties and the street scene. Furthermore, the planning application has clear disregard for the landscape resource (applicants have already cleared the site of all trees, shrubbery, and foliage); and subject to approval from Hampshire County Council, the applicants intend to excavate the front garden to enlarge the parking area without sensitivity towards the value attached to aspects of the visual landscape and street scene. Moreover, the sheer magnitude, extent, and scale of this proposal to increase the total habitable floorspace by 91% (benchmark norm is no more than an increase of 30%) is unacceptable given the 'magnitude of effect' on residential amenity, privacy, and outlook. Hence, planning application H/22/94226 is an exemplar of overdevelopment to the detriment of the character of Satchell Lane and neighbouring residents.
- ii. That the proposed development on the north elevation by way of a 2.5m (d) x 7.2m (w) x 3.2m (h) ground floor single storey extension with a flat roof; and the 1.5m (d) x 9m (w) x 10m (h) three storey extension (ground floor rear entrance, first floor stairwell and second floor ensuite) is unacceptable for the following reasons:
 - (1) Property Boundary: That the proposed development on the north elevation by way of a 2.5m (d) x 7.2m (w) x 3.2m (h) ground floor single storey extension at the narrowest point will trespass onto the property boundary of 15 Satchell Lane by 40cm. We commissioned a specialist boundary surveyors report in 2020 (when purchasing the property in 2020); and we are currently in legal correspondence with the applicants over the removal of a carport which is partly situated on our property. The specialist boundary surveyors report confirmed that the applicants' carport is built partly on our land. Similarly, the proposed single storey rear extension (9m (w) x 8m (d) x 3.5m (h) at the narrowest point (west) terminates 65cm from the boundary with 15 Satchell Lane. (See Figures: 9 &10)
 - (2) Maintenance of South Elevation (15 Satchell Lane): That the proposed development on the north elevation by way of a 2.5m (d) x 7m (w) x 3.2m (h) ground floor single storey extension with a flat roof (built-out beyond the boundary by 40cm, and 22cm from the flank wall) will prevent access for maintenance of the south elevation of 15 Satchell Lane. We will be effectively 'bricked-in'.

- (3) The Right to Light (including Sunlight) and Privacy: The right to sunlight, other than hospitals and educational establishments, is a qualitatively different entity than that of the 'right to light'. However, given the scale and magnitude of the proposal a Sunlight and Daylight Assessment should have been conducted at the beginning of planning and submitted along with the planning application. To that end, the three-storey extension on the north elevation (1.5m (d) x 9m (w) x 9m (h); first floor west elevation (rear) extension (3.5m (d) x 8m (w) x 3.5m (h); and the third-storey extension (roof reconfiguration) of 8m (d) x 8m (w) x 3.5m (h) are proposed constructions that extend 1.5m beyond the footprint on the west and north elevations and will therefore have a detrimental impact upon residential amenities, privacy (overlooking) and overshadowing (loss of light).
- (4) Loss of Amenity by Extending Beyond the Footprint: The east (single storey with terrace), north and west elevation extensions (three storeys; and including a second storey 3.5m (d) x 4m (w) x 3.5m (h) on the south/west elevation (bump-out); and a third storey extension (roof reconfiguration) is a development that is 'forward' of the two adjacent properties (extends beyond the existing footprint at the east, west and north elevations. This is out of character, so too the design, with other two storey properties from 9 Satchell Lane to 19 Satchell Lane. Moreover, the proposed first-floor terrace and the first-floor rear extension constitutes an unacceptable intrusion resulting in a loss of privacy and the legal right to light for residents of 11 Satchell Lane and 15 Satchell Lane in particular.
- (5) Third Storey Extension: The third-storey extension (roof reconfiguration) is unacceptable. Other than the concerns about extending beyond the existing footprint by 1.5m (side and rear) and the loss of light (overshadowing), amenity and visual intrusiveness; a third-storey extension would facilitate all-pervasive overlooking (panoramic) of living spaces of neighbouring properties (both inside and outside the house) as well the front/rear gardens from 7 Satchell Lane to 21 Satchell Lane; Lukes Close, Farm Close and Marina Drive - all symptomatic of unacceptable over-development. (See Figures: 1,2,3 & 4)

- iii. That Eastleigh Borough Council reject planning application H/22/94226 forthwith for reasons of land stability, subsidence and overdevelopment resulting in an unacceptable loss of outlook, privacy (no proposals to safeguard an appropriate level of privacy) and the amenity of neighbouring properties (particularly 11 Satchell Lane and 15 Satchell Lane) - contrary to the Local Plan and Residential Amenity Design Guidance.

Summary of objections to planning application H/22/94226 are as follows:

1. Land stability and subsidence.
2. Negative effects on amenity (neighbours and community) due to overlooking (loss of privacy).
3. Overshadowing and loss of daylight.
4. Overdevelopment: Over-bearing, out-of-scale (91% increase habitable floorspace) and character in terms of appearance.
5. Adverse visual impact (intrusive) of the development on the landscape and locality.

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ANNEX 1. (PLANNING APPLICATION: H/22/94226)

1. OVERDEVELOPMENT



Figure 1: The proposed excavation to road level (removal of 150 tonnes of soil) for the enlargement of parking area, and the north elevation ground floor extension adjacent to subsidence at 15 Satchell Lane will impact on land stability. Also, the ground floor extension (east elevation), 1m beyond the footprint, will deny 11 Satchell Lane amenity (privacy, noise).



Figure 2: The proposed ground floor extension with terrace, and the third storey extension is out of character with the street scene. There are no other three storey properties between 1 and 21 Satchell Lane and the exterior design is also out of character in comparison with the adjacent properties.



Figure 3: Current rear alignment. The proposed development includes third storey flat roof reconfiguration. The third storey extension 1.5m beyond the footprint (west elevation) and the 3.5m bump-out will deprive 11 & 15 Satchell Lane of the right to light. This is an unacceptable (overdevelopment) and disproportionate. The outline (marked out in black) shows the scope and extent of the proposed bump-out and the corresponding loss of amenity.



Figure 4: Current rear elevation alignment of 11, 13 and 15 Satchell Lane (set back 72cm on an 11° angle). The proposed 3.5m rear extension (SXS) and roof reconfiguration (third storey extension 4 windows floor to ceiling) and another nine windows (ground and first floors) will result in an unacceptable loss of amenity (outlook, light, overshadowing and privacy).

SUBSIDENCE AND LAND STABILITY (15 SATCHELL LANE)



Figure 5: The ground floor extension (entrance and hall) on the north elevation is located on the diagonal fault line (subsidence) from the south elevation of 13 Satchell Lane (visible cracking) to the north elevation of 15 Satchell Lane. The footing of the loadbearing dividing wall (south/north elevations) at 15 Satchell Lane is located on the diagonal fault line and has been the subject of two interventions for subsidence since 2002.



Figure 6: Subsidence on the corner of the front (south/east corner) travels from the dampproof course to plate level. The south and east elevations of 15 Satchell Lane are the areas most affected by subsidence (Category 4/5, BRE Digest 251 classification). Visible signs of subsidence from just below the bay window (above) to the footing.



Figure 7: Subsidence on the corner of the front/west corner (footing to plate) sufficiently severe to lift the render. (Category 4/5, BRE Digest 251 classification).



Figure 8: Visible signs of subsidence below the bay window (above) to the footing and horizontally to the corner of the west/front elevation.



Figure 9: The boundary between 13 and 15 Satchell Lane marked in yellow. The proposal to construct a 2.5m (d) x 7m (w) x 3.5 (h) ground floor extension (entrance hall) will extend beyond the boundary by 40cm and only 22cm from the flank wall (south elevation). This will deny access for maintenance of the south elevation flank (note the repairs already undertaken) by bricking-in. Furthermore, we have already detected movement (tell-tales) following the site clearance (October 2021); and that the excavation of the front garden to enlarge the parking area/ground floor extension will profoundly impact on land stability.



Figure 10: Boundary line between 13 and 15 Satchell Lane. The carport boundary sits 50cm inside the boundary of 15 Satchell Lane.

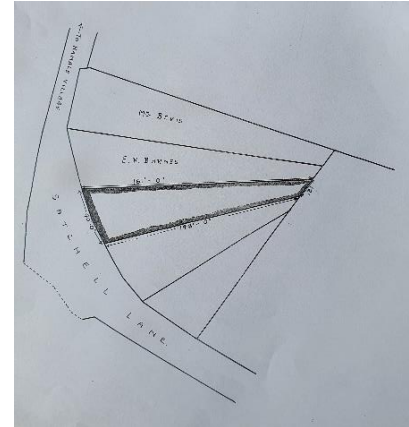
ANNEX 2. (PLANNING APPLICATION: H/22/94226)



- (1) **Plot Map and Boundary:** 15 Satchell Lane, Hamble-Le-Rice. SO31 4HF. third-storey extension would facilitate all-pervasive overlooking (panoramic) of living spaces of neighbouring properties (both inside and outside the house) as well the front/rear gardens from 7 Satchell Lane to 21 Satchell Lane; Lukes Close, Farm Close and Marina Drive - all symptomatic of unacceptable over-development.



- (2) Mark-up (white): Subsidence on the south elevation of 13 Satchell Lane; east elevation (front) of 15 Satchell Lane, Hamble-Le-Rice. SO31 4HF.



- (3) Plot Map: 15 Satchell Lane, Hamble-Le-Rice. SO31 4HF (HM Land Registry, 2021)

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