

APPEAL STATEMENT

Site Address: 13 Satchell Lane, Hamble-Le-Rice, Southampton, SO31 4HF

Description of Development: 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.

Appellants: Mr & Mrs Simpson

Agent: Tony Holt Design

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1.0 INTRODUCTION

1.1 This statement has been prepared by Tony Holt Design, **the Agent**, on behalf of **the Appellant** Mr & Mrs Simpson, and is submitted in support of the appeal lodged against the refusal of planning application ref: H/22/94226, **the Proposals**, to Eastleigh Borough council **the LPA**. This statement refers to the proposed extensions, as indicated on drawings and documents submitted with the application, at land adjacent to 13 Satchell Lane.

1.2 The application was submitted on 18th November and registered on the 05th December 2022 with the description of the proposal used for the application as follows: “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”. The application was refused under delegated authority on 29th March 2022 for the following reasons:

- 1) *The resulting dwelling, by virtue of its form, height, scale, materials and appearance would result in an incongruous and unsettling feature within the street scene, to the detriment of the visual amenity and prevailing character of this section of Satchell Lane, as well as the setting and approach into the Hamble Conservation Area. As such, the application is considered to be contrary to Policies DM1 and DM12 of the Eastleigh Borough Local Plan 2016-2036 and the Councils 'Quality Places', 'Hamble-le-Rice Conservation Area Appraisals' Supplementary Planning Documents.*
- 2) *The resulting dwelling, by virtue of its form, height, scale, depth, materials and appearance would result in a visually dominating structure in close proximity to neighbouring gardens, to the detriment of the amenity, outlook and enjoyment of neighbouring occupiers, As such, the application is considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.*
- 3) *Insufficient information has been provided to demonstrate whether the proposed development would result in harm to protected species which are known to be present in the locality. As such, the application is considered to be contrary to Policy Dm12 of the Eastleigh Borough Local Plan 2016-2036.*

- 1.3 For the avoidance of doubt, the LPA raised no objection to the principle of extending and refurbishing the existing dwelling and it should be noted the Applicant & their Agent engaged early on via the submission of pre application advice which involved several back-and-forth discussions prior to the proposals being submitted in the hope of a successful application.
- 1.4 It should also be noted the application was deemed valid and at no point during the application did the LPA request additional information in the form of demonstrating any potential harm to protected species, although the LPA did request additional information for additional street scene perspectives. Following the refusal, the applicant has instructed an ecologist to undertake a preliminary survey to identify the likelihood of bats within the existing roof structure. The results of this can be found in [Appendix A](#) which show no evidence of bats were found upon inspection. They have suggested that emergence surveys are taken place which the applicant has instructed but due to the time of the year these cannot be undertaken yet and by the time they are done the applicant will have lost the option to appeal. It is politely requested that when this information is available the applicant will provide to all parties but given the previous developments nearby and the results of the initial survey it poses a low probability that bats are using the dwelling. It is therefore anticipated that point 3 of the refusal could be deemed satisfied. Whilst it is accepted it is up to the discretion of the Inspectorate as to whether amended/additional plans are accepted it should be noted the applicant would have provided should they have been requested at any point during the pre app, previous application or other nearby applications requested. As they were also not requested in previous submissions made it is therefore politely requested these documents are accepted within the grounds of appeal.
- 1.4 The grounds of this appeal will address the main concerns raised within the Council's reasons for refusal and the case officers report, addressing each element in turn, notably:
1. Impact the proposals have on the character of the area and the adjacent conservation area/listed buildings.
 2. Impact on the outlook of No.11 Satchell Lane
 3. Lack of ecology information
- 1.5 To set some context, this statement will first provide a description of the appeal site, the surrounding area and the proposed development. This statement will then discuss the relevant national and local planning policy before setting out the Appellant's case and responding to the Council's concerns. It is requested that the appeal officer addresses each concern raised by the LPA.

2.0 THE SITE & THE SURROUNDING AREA

- 2.1 The appeal site is located within the village of Hamble-le-Rice within the Borough of Eastleigh. The site is not located within a conservation area and neither the existing house nor the neighbouring properties are listed. The conservation area begins on the opposite side of the road which sits much lower than the application site and the closest listed building is more than 100m down the road as identified by the Heritage Consultant on behalf of the LPA. The area is predominately residential within the immediate locality with a mix of housing stock/developments ranging from detached/semi-detached, bungalows, chalets, 2-3 storey dwellings and purpose-built flats, all with a mixture of external appearances and styles. *Figures 1-5* show the mix of housing stock within the immediate area.



Figure 1: No. 11,13 (appeal Site) & No.15 Satchell Lane



Figure 2: No. 7, 9 (won on appeal) & No.11 & 13 Satchell Lane in background.



Figure 3: 3 purpose-built blocks of flats in Luke Close opposite the appeal site (within the conservation area)



Figure 4: View from highway looking towards Crowspoint, modern flat roof developments (within the conservation area)

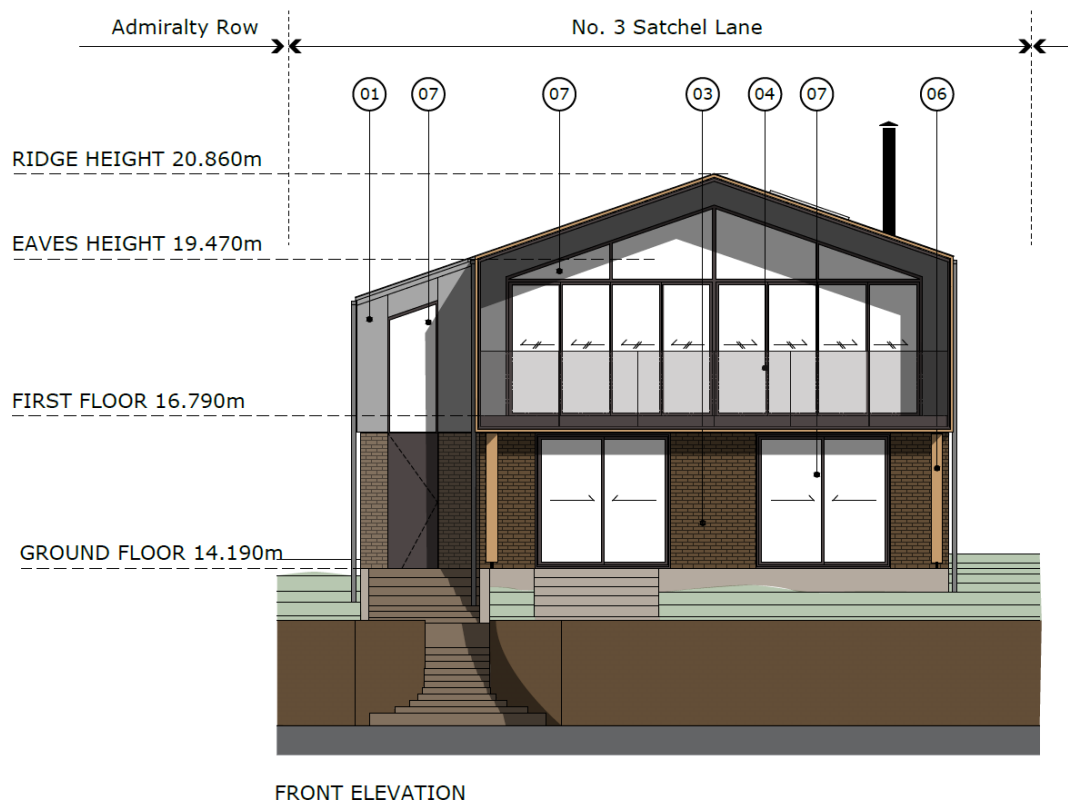


Figure 5: Front Elevation of No. 3 Satchell Lane (recently approved under planning ref:H/20/89410)

- 2.2 There is a mix of external materials used within the local area ranging from painted render, facing brickwork, natural cedar cladding, pebble dash, stone, slate tiles, red clay tiles and concrete tiles. This combined with the varying mass, bulk and features of the existing dwelling, some incorporating hipped roofs, gables, dormers, bay windows, porch/verandas and lean to extension further reinforces the varying character of the area.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposals sought planning permission for the removal of the existing roof, erection of new extensions to the front, side and rear of the existing detached dwelling, and the erection of a new 2nd floor accommodation along with alterations to the front garden/parking area.
- 3.2 The current dwelling is sited just before the road starts to curve around to the west as you are heading north away from the village of Hamble-le-Rice, this results in the appeal site and its immediate neighbours' plots splaying inwards from the front boundary (narrow plot width at the rear than at the front). Both the appeal site and the immediate neighbour no.15 are built with their southern flank wall built close the shared boundary with the neighbouring dwelling.
- 3.3 The existing building lines are staggered along this part of Satchell Lane with no clear front or rear building lines. The proposals do however attempt to respond to its immediate neighbours. To the front the 2 storey elements reflects that of the existing 2 storey building line with no extensions proposed to the mass and bulk, in fact the removal of the gable roof and new flat roof will result in a reduction in mass and bulk when looking up the street from the village. The existing bay windows will be removed, and a small single storey extension erected in its place, this element helps to create the staggered softer visual appearance of the front elevation.
- 3.4 The design brief of the appellant originally was to create a modern family dwelling of its time that would take in the key views across the river hamble to the south. The current proposals for an Art Deco inspired dwelling have been specifically designed following the advice and input from the LPA. Section 5 below will cover this aspect in more depth. Rather than try to mimic a period property in its pure form the proposals seek to provide an Art Deco inspired dwelling with some more contemporary features that will reflect a building of its time whilst providing a link back to the original era in which the host dwelling was constructed.
- 3.5 The internal living spaces have been designed so that primary habitable rooms will enjoy aspect out from the front and rear elevations with non-habitable rooms more central to the plan form with no side facing windows proposed. By staggering the footprint of the building in as you head towards the centre of the plan form windows are able to draw natural light into the centre of the plan form, in particular into the entrance hall which will have a full height glazing providing good quality spaces for the occupants.

- 3.6 To the rear of the property the proposed extensions reflect that of what could be achieved similarly if the applicant pursued a permitted development approach. These include a single storey rear extension which would extend max 8m from the original dwelling's rear elevation, and a 3m two storey rear extension. Whilst it is accepted that these could not be built together under PD it does offer some indication that the proposals are not excessive. The argument of what could be achieved under PD was accepted by the LPA during the detail pre app discussions.
- 3.7 The new top floor has been specifically designed to be subservient to the main two storey dwelling, which will be setback from the front two storey elements and stepped in from the side sides. To prevent this element from looking like an afterthought the curved feature glazed entrance hallway offers a seamless transition and the curve softens the impact on the neighbouring dwelling no.15 and maintains a spacious gap between the dwellings. This element was embraced full by the LPA during the pre app process *"Thank you for the updated sketch, which looks promising and would seem to address my concern about visually closing up the gap. I would also agree that pulling the curved roof down the side of the building works well and starts to tie the composition together."* – extract from email between Gary Osmund (case officer) Eastleigh Borough Council & Chris Yeates, Tony Holt Design.
- 3.8 One of the biggest issues with the site currently is the proposed parking arrangement. There is limited space on site for parking and results in the car having the reverse either in or out of the driveway on one of the most dangerous parts of Satchell Lane. The proposals therefore sought to create additional parking on site which would provide parking for 2 cars off road. Both cars could manoeuvre to leave in a forward gear although would involve several turns to achieve and is not desirable, however it removes the need for occupants to park on the road which will offer better lines of sight when pulling out. Hampshire highways commented positively on the proposals *"The amended driveway layout will allow for more opportunity for on-site turning and forward gear access and egress, and visibility will be improved by the widened vehicle crossover/drop kerb proposed."* During initial discussions the LPA raised concern regarding the loss of the foliage to the front which they felt provided a positive addition to the street scene. The LPA accepted that this could be removed without the need for permission and therefore the loss would not be reason in itself to refuse the proposals. The applicants did take these points on board and have retained a more manageable designated soft landscaped area which will maintain the softer look from the public realm whilst also improving parking/safety for the occupants. It is felt this area has reached an agreeable solution for all.

4.0 PLANNING HISTORY

- 4.1 The existing property undergone several extensions/alterations since it was built in circa 1930's, although no record can be found on the LPA website. From our visual inspection it appears that a ground floor extension is likely to have occurred followed by an addition of a conservatory, both of which have existed for several decades. Other than this the only other relevant planning history is the previous application made by the application made by the applicant's previous agent and subsequently withdrawn. More details of this process can be found in section 5 below.

[H/21/91232 - 13 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF](#)

Valid date: 17/08/2021

Two storey front extensions with first floor balconies, two storey and first floor side extension, first floor and single storey rear extension and loft conversion to provide second floor living accommodation with dormer

Type of Application: Householder planning · Status: Decided · Ward: Hamble & Netley Ward

Specialist: Gary Osmond · Determination Level: Delegated Decision · Decision: Withdrawn By Applicant · Decision Date: 11/10/2021

- 4.2 Many of the nearby properties within the road and surrounding area have undergone significant development.
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5.0 THE APPLICATION PROCESS

- 5.1 To set some context to this application process, there was a previous submission by the applicant to extend and develop the existing dwelling, Ref: H/21/91232, [Appendix B](#). This application was submitted by the Appellants previous agent IJO Design. Ian Osmund (IJO Design) met with Gary Osmund (Principal Planning Officer) during this application to discuss the proposals. Following this meeting it was agreed that the application should be withdrawn in favour of a revised scheme based on the preference of an Art Deco inspired style property at the request of the LPA. Sketches and revised proposals were issued to the Gary Osmund and feedback received with a drive for something more Art Deco inspired design [Appendix C](#).
- 5.2 During this revised design process the client felt the direction of the design was moving away from their current designer's preference and therefore took the opportunity to appoint a new designer that they felt would be able to meet the brief of the LPA for an Art Deco inspired dwelling. Subsequently Tony Holt Design were appointed to prepare an amended submission.
- 5.3 Given the background to the applications history, it was agreed on appointment of Tony Holt Design that engagement with the LPA should be continued through pre-app advice to avoid a negative outcome of a formal application. An initial pre app scheme was submitted to the LPA on 21st July 2022 [Appendix D](#). Despite several attempts at chasing the LPA for an update/response to the pre app submission initial comments were not received until 5th October 2022, 11 weeks after submission. [Figure 6](#) below shows the original pre app design submitted to the LPA which sought a more modern 21st century design which was the client's preference.



Figure 6: Original front elevation submitted as part of the pre application by Tony Holt Design

- 5.4 Following the initial feedback the client' agent engaged further with Gary Osmund through amended designs and teams calls which resulted in the Art Deco style being pushed heavily by the LPA. The design evolved and took on comments made by the LPA to ensure a successful integration into the street scene. [Appendix E](#) includes the email trail of the pre app discussions. [Figures 7-10](#) below show how the design development taking on board these comments with particular care over the impact on the street scene and the spacings between the neighbours.



Figure 7: Final pre app design following discussions with Gary Osmund



Figure 8: Final pre app design following discussions with Gary Osmund

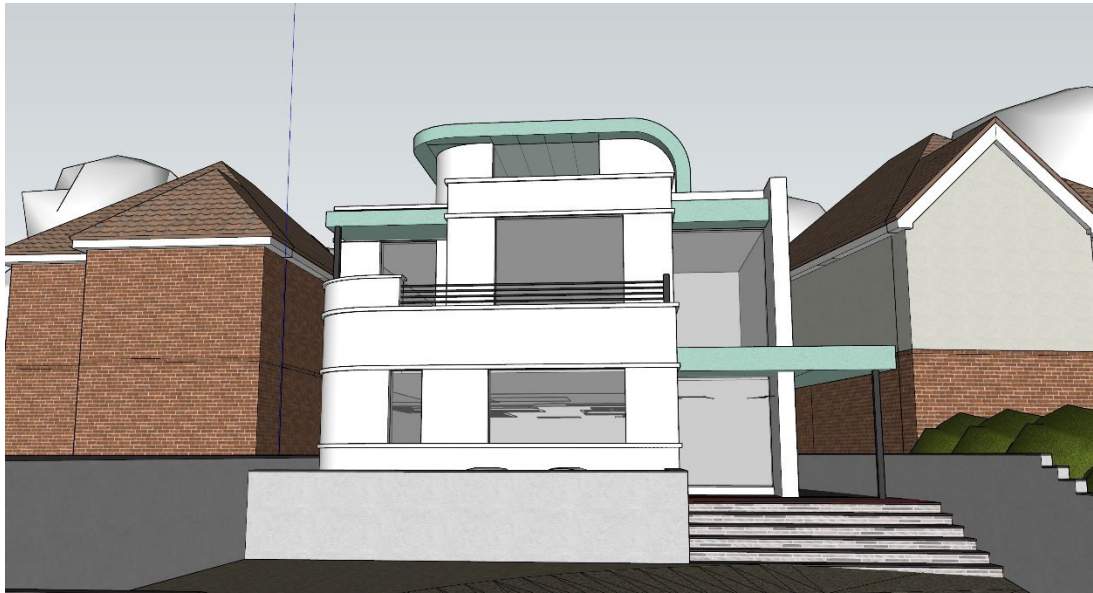


Figure 9: Final pre app design following discussions with Gary Osmund

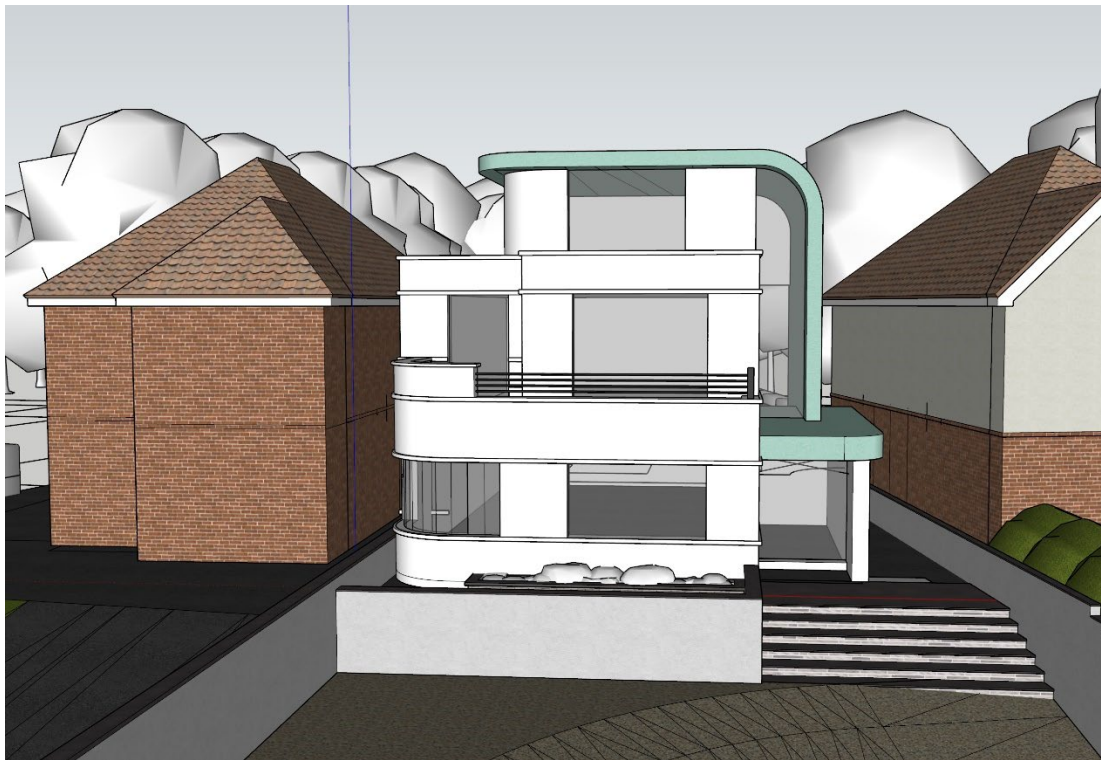


Figure 10: Final pre app design following discussions with Gary Osmund

Hi Chris,

Sorry for not responding sooner, I have been on leave and then straight into a Public Inquiry all this week.

Thank you for the updated sketch, which looks promising and would seem to address my concern about visually closing up the gap. I would also agree that pulling the curved roof down the side of the building works well and starts to tie the composition together.

With regards to the design review panel, whilst I understand your client's concerns in relation to timescales, our local panel is free of charge. Those sitting on it give their time for free, so any expense will be for your time only. I do really think this would be a scheme worth getting the panel's view on at the pre-application stage, as things are still a little fluid and the panel can provide better input together with yourself. The next available meeting is 13th December and will be held at Winchester City Council's offices. Please discuss with your clients. I will provisionally put this on December's agenda if they change their mind.

Regards,

Gary Osmond
Senior Planning Officer

Service Delivery - Specialist Services - Housing and Development
023 8068 6490



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

Figure 11: Final response from Gary Osmond on the design

- 5.5 The pre application process although drawn out taking over 15 weeks it felt we had reached a proposal which the LPA would support and meet the clients core requirements.
- 5.6 This application for full planning was submitted on 18th November and validated on the 5th of December 2022.
- 5.7 On the 12th December the case officer Gary Osmond requested further information which were returned back to him on 11th January along with a suggestion of a team's call to discuss objections. A response was received on 25th Jan from Gary Osmond with concerns over the proposals and the applicant could either withdraw or take a refusal, no amendments would be accepted. Tony Holt Design needed to discuss with the applicant on their options and needed a few days to discuss the best route forward. Given the length of time it had taken to get to this point it was not the outcome hoped for and despite a positive pre app it appeared the case officer had completely reversed their opinion, being swayed by neighbours objections.
- 5.8 Several letters of objections were raised by neighbours, parish council and the heritage consultant. Each of these reasons will be addressed in the appellants case in Section 7
- 5.9 The application was refused under delegated powers on 30/01/2023.
- 5.10 The applicant and their agent accept that pre application advice is deemed informal, however, given the length of time, cost, in depth discussions to overcome the concerns raised and strong direction of Art Deco externals, the advice given shouldn't be so far wide of the mark it is unusable.
- 5.11 As can be seen from [Appendix E](#) the email trail from pre app looked like it was heading in a positive and productive direction. From the email trail during the application [Appendix F](#) the case officer has retracted almost everything they said during the pre app. This has left the client with a design that was heavily developed at their own expense on the advice given. As mentioned above although informal, the advice given should mean the applicant has greater certainty over the outcome and whilst minor amendments may be required it should not result in a re-design of the overall concept given. If case officers aren't capable of providing constructive

comments during a pre app that can be used to form the basis of a conceptual design then applicants should not be charged for this service.

6.0 RELEVANT PLANNING POLICY

6.1 The application fell to be assessed against the following policies and Government guidance:

- *NPPF National Planning Policy Framework*
- *Eastleigh Borough Local Plan 2016-2036*

Supplementary Planning Documents

- *Quality Places*
- *Residential Parking Standards*
- *Hamble-le-Rice Conservation Area Appraisal*

6.2 It should be noted the Hamble-le-Rice conservation area appraisal does not appraise the location of the application itself, only the neighbouring conservation area.

7.0 THE APPELLANTS CASE

- 7.1 The existing dwelling is neither Listed nor Locally Listed and currently the existing dwelling offers what could be considered a neutral contribution to the character of the area. Many of the surrounding dwellings have undergone significant developments which have resulted in varying styles & architectural detailing throughout the road and surrounding area.
- 7.2 The council do not object to the principle of extending and refurbishing the existing dwelling as stated in their report. *“The application site lies within the urban edge and within an established residential area. As such the basic principle of development is acceptable”*
- 7.3 The original massing for the proposals underwent several revisions following comments by the case officer Gary Osmund during the pre-application advice before the final submission. The initial drawings submitted as part of this pre app the Case officer raised concern over the cramped feel between the application dwelling and No.15. The design developed through a collaborative effort and this flank elevation was stepped in further from the boundary, but to also include a curved roof over the glazed entrance which allowed the design to soften into its street scene. This design change was welcomed by the LPA *“Thank you for the updated sketch, which looks promising and would seem to address my concern about visually closing up the gap. I would also agree that pulling the curved roof down the side of the building works well and starts to tie the composition together.”*
- 7.4 From the case officers report there is no objection to the mass and bulk with relation to the street scene in terms of spacings and relationship with its immediate neighbours massing and form. The issues raised are centred around the design within the surrounding character and how the form contrasts with the dwellings either side. This is a fundamental part of the design put forward in the pre app and it is hard to understand how the LPA could allow a design to be so far developed following early engagement to a point where the submitted proposals were not even allowed to be amended to seek a successful outcome. The outcome of the decision feels very much that the decision is based on the proposals in their view have caused upset with neighbours and they would rather not upset them by approving such a scheme.
- 7.5 The Appellants case will focus on each of the central concerns for the reasons of refusal and the key issues raised by the Local Planning Authority, which were stated and listed as follows:

1. Impact the proposals have on the character of the area and the adjacent conservation area/listed buildings.
2. Impact on the outlook of No.11 Satchell Lane
3. Lack of ecology information

7.6 Impact the proposals have on the character of the area and the adjacent conservation area/listed buildings.

7.7 As highlighted earlier, the existing dwelling does not form part of the conservation area and although the other side of the road falls within it the boundaries of the conservation area are clearly defined. Recent developments such as No.9 Satchell Lane (REF: H/17/80676) had not consulted or received comments from heritage consultant, this development sits in a similar relationship to the conservation area, although it sits much closer to the listed buildings within. *Figure 12* below shows the view from Copperhill Terrace.



Figure 12: View from Copperhill Terrace (Closest Listed Buildings)

7.8 More recently No.3 Satchell Lane (*Figure 5 & 13*) **Appendix G** has been approved by the LPA which would be much closer to the listed buildings and centre of the conservation area. Although it would follow a similar pattern of development to No.9, it incorporates more contemporary external materials including a standing seam metal roof and external wall covering as well as larger extents of fenestration.

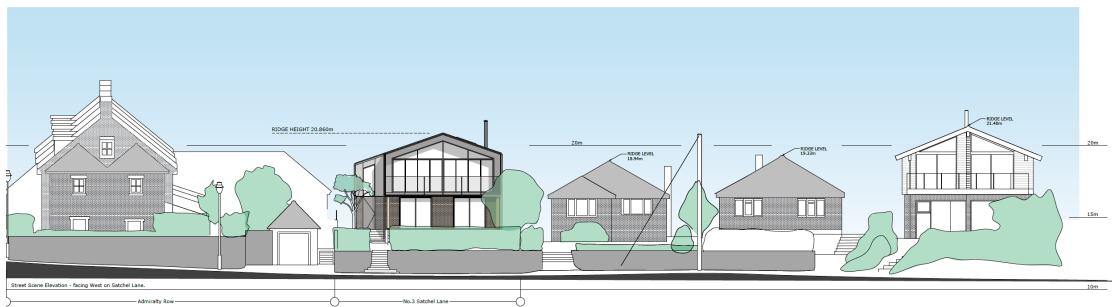


Figure 13: Approved Street scene of No.3 Satchell Lane REF: H/20/89410

- 7.9 The Art Deco approach had been a suggestion of the LPA as the existing properties were thought to have originally been built in the 1930/40's. The client had expressed a desire to deliver a modern dwelling and it was felt from the LPA that an Art Deco inspired property would relate to the era in which the neighbouring dwellings were built. It should be noted though that the LPA do accept the character in the street scene is varied as can be seen in Section 2 of this of statement. One of the most notable defining characters is Crowsport, a collection of Art Deco dwellings which fall within the conservation area itself. This development clearly demonstrates that Art Deco is an established style within the conservation area and as such the proposed in terms of its character would not be out of keeping and more fundamentally it would not be detrimental.
- 7.10 Within the Hamble Conservation Area Appraisal it identifies how the Art Deco character of Crowsport has been slowly eroded over decades *"In 1949 the owners, First Venture Limited, sold the leases so that over the last 50 years, almost with exception, the original designs have been modified through the addition of ground and first floor accommodation, conservatories and garages (see plan 2), which has meant that some of the purity and simplicity associated with the Art Deco style has been eroded and lost."* The proposals would therefore offer a complimentary scheme with art deco inspired features whilst representing 21st century design.
- 7.11 Although there had been a strong direction given by the LPA for an Art Deco approach, it seems once consultation was received by neighbours and the Heritage consultant the LPA retracted their approach almost instantly. In an email to the appellants agent the case officer states *"Given the issues and concerns raised, I feel I have no option but to recommend the application be refused on the grounds of form, scale, height and design, and the resulting impact upon the street scene and character of the locality"* In their assessment of the proposals in the pre app the LPA had covered these with amendments being made to the scheme. In particular the curved roof over the entrance hall was commented on during the pre app *"I would also agree that pulling the curved roof down the side of the building works well and starts to tie the composition together."* But in an

email just prior to the decision the same case officer stated *“whilst aesthetically interesting when viewed in isolation, nor do I feel that the curved ‘copper’ roof works in what is otherwise a very traditional street scene”*

The proposals submitted in pre application were never provided in isolation with 3D sketch perspectives submitted including neighbouring properties.

- 7.12 The heritage consultant commented *“The sharp white Art Deco styling of the proposed change to the existing building will be in complete contrast to its neighbours and the street scene in general here. This style is not one favoured by many and will be quite unsettling to the row and their occupants who evidently prefer a more traditional form of development, as is generally the case in and around the conservation area.*

Whilst one is not against this style per-se, the finished buildings proximity to its neighbours and their existing forms will damage the effect of the whole row and indeed the whole locale, as it will stand out even from the river and the eastern bank, which is another protected area. This is not the place for a design of this nature.”

- 7.13 The above comments from the heritage consultant appear to focus on how the proposed dwelling would relate to the immediate neighbours, none of which sit within the conservation area, more than how they relate to the conservation area itself.

- 7.14 Furthermore they highlight that the style is not favoured by neighbours, which does not constitute a planning reason for refusal. They also highlight that generally the form of development is pitched, but not all which is evident from the developments within Crowsport opposite.

- 7.15 *“It is accepted that on the opposite side of the lane, and within the conservation area, are a number of examples of ‘modernist/cubist’ style dwellings which form part of the Crowsport Estate. However, these properties do not form part of the wider street scene within which No.13 forms a part. To use them as examples of what may be deemed acceptable therefore is not considered to be the correct design approach. “*

- 7.16 The above statement within the case officers report is factually incorrect, Crowsport forms a key part in the wider street scene, as can be seen from [Figure 14](#) below. When standing in front of No.13 the developments at Crowsport are within clear eyeshot in the public realm so to ignore this as part of the character of the area is not acceptable.



Figure 14: View from highway looking towards CrowSPORT, modern flat roof developments (within the conservation area)

- 7.17 A previous appeal for No.9 was allowed. The LPA raised similar concern with how a more contemporary design would impact the character of the area but this was specifically identified within the inspectorates report. *“The Council objects to the proposal on the basis that it considers the proposal would become visually dominant to the street scene. However, the appeal site does not lie within a Conservation Area or within any other designation, and there is nothing inherent about the area which means that the design would be undesirable.*
- 7.18 The weight given to the heritage consultants comments, combined with the neighbours objections on the design appeared to have swayed the case officers opinion in determining what they see as a controversial decision rather than the merits of the scheme on a whole.
- 7.19 Impact on the outlook of No.11/No.15 Satchell Lane
- 7.20 The 2nd reason for refusal focussed on the impact of the outlook from No.11 & No.15 Satchell Lane. *“In terms of loss of outlook, whilst the first floor rear projection has been set back to a degree, the 3.0 metre height of the ground floor projection’s parapet and bulk of the remaining rear additions proposed, together with the use of light coloured render and copper coloured cladding will make the dwelling far more visible when viewed from the rear elevations of both immediate neighbours, as well as introduce a visually dominating and intrusive structure in very close proximity to the site boundaries, to the detriment of the enjoyment of neighbouring rear gardens. This is considered to be unacceptable and contrary to Policy DM1 and the ‘Quality Places’ SPD. “*
- 7.21 The layout of these properties along Satchell Lane are defined as long rectangular plots with larger rear gardens. No.11 is due south of the application site and therefore the proposed ground floor rear extension would not cause any loss of light. Naturally the outlook from these dwellings is directly west down the gardens to the

rear boundary. The shared boundary is separated by a 6ft high close boarded fence which would be retained/replaced where required and would result in only the top of the ground floor extension being visible from the neighbouring property. The neighbour currently has tall bushes grown within their garden much taller than the proposed ground floor and therefore this would continue to obscure the view of the proposed development. See *Figures 13* below. The applicant would also be happy to erect trellis to the top of the fence to further screen the extension should this be favourable by the neighbour.



Figure 15: View of No. 11 rear garden showing the tall foliage to both side boundaries. (Taken from Zoopla 2011)

- 7.22 No.15 to the north, although built much closer to the shared boundary has greater spacing with the two dwellings. Due to the splaying layout of the plots the gap closes towards the rear of the dwellings however the proposing massing would still retain a reasonable gap with two storey elements stepping in not crossing a 45degree line measured from the centre of the window. No.15 also has mature gardens with planting sitting within their fence line which would obscure the majority of the proposed extensions from the amenity spaces as can be seen from *Figures 16-17* below.



Figure 16: View of No. 15 rear garden showing the tall foliage (taken from Zoopla 2020)



Figure 17: View of No. 15 rear elevation (taken from Zoopla 2020)

7.23 Overall whilst the scale of the development will be increased at the rear the majority would be single storey that would project beyond the rear elevations of the neighbouring dwellings and would be largely screened by the foliage within the neighbours' gardens and therefore not have detrimental impact to the outlook of occupants.

7.24 Lack of ecology information

7.25 The application was validated by the LPA and no further information relating to the ecology on site requested at any point during the application, despite other information being requested by the LPA. It should also be noted that the previous application submitted by the applicant made no request for additional ecology information. No.9 which underwent similar remodelling where the existing roof was removed and replaced with additional floor required no additional surveys. Similarly No.3 requested no ecology information for the application to remove the roof and replace it with a vaulted space. Despite this the applicant has proceeded to acquire additional information to try and satisfy this reason for refusal. [Appendix A](#) contains an initial survey which shows no evidence of bats were found within the roof space. The applicant has already instructed the Ecologist to undertake additional surveys to confirm without doubt that the building is not being used by bats. These additional surveys cannot be completed until May, by which point an appeal would not be able to be submitted as it would pass the 12-week deadline. As soon as we receive the information from these surveys it will be passed onto the Inspectorate/LPA. It is politely requested that the additional information is allowed to be submitted as part of the appeal which will hopefully resolve reason no.3 on the decision letter. The applicant would have been happy to provide this information should the LPA have requested but given the previous submission, pre application advice ([Appendix H](#)) and recent submissions (no.3 & 9) nearby had not required this information it was never identified as being required for this householder application. It is unclear why this application has clearly been treated differently to other submissions nearby, but the applicant accepts that they must provide relevant information to ensure the protection of any endangered species. It is hoped that due to the failings of the LPA in this regards the follow up of the additional information is deemed an acceptable and logical solution for all parties.

8.0 SUMMARY

- 8.1 In summary, the proposed extensions have been designed fully, considering the surrounding character, context and neighbouring outlook. The resultant dwelling would raise the standard of design generally in the area and would provide a long-term good quality family home with excellent energy credentials far exceeding the minimum buildings standards, something the existing dwelling falls short of. It is difficult to understand why the Council have concerns given the surrounding properties and development, without any comprehensive justification which seems to be a result of bending to pressure from objections rather than standing by their original assessment of the proposals during the pre-application process.
- 8.2 It is clear that the focus has been on assessing if the development has a harmful effect on the neighbouring conservation area, without due consideration to the positive effects created by raising the standard of design more generally in the area and for improving the character and quality of the area and the way it functions. The proposed building would fit comfortably within the street scene silhouette and reflect the surrounding character of nearby developments, most notably Crowsport.
- 8.2 The National Planning Policy Framework (NPPF) states that decision-takers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The client has deliberated for many months with their agents to ensure an aesthetically pleasing design or high architectural merit, in keeping with the surrounding properties and the local neighbourhood. For the reasons outlined in this statement it is politely requested that this appeal be allowed.

9.0 APPENDIX

LIST OF APPENDICIES

APPENDIX A – BAT SURVEY/ECOLOGY REPORT

APPENDIX B – ORINGAL PLANNING APPLCIATION SUBMITTED BY IJO DESIGN REF: H/21/91232,

APPENDIX C -ART DECO/MODERN DESIGN DURING PRE-APP DISCUSSIONS WITH GARY OSMUND
FOLLOWING WITHDRAWL OF PLANNING APP REF: H/21/91232,

APPENDIX D – PRE APP PROPOSALS SUBMITTED TO EASTLEIGH BOROUGH COUNCIL BY TONY HOLT DESIGN

APPENDIX E – EMIAL TRAIL BETWEEN TONY HOLT DESIGN & GARY OSMUND (EASTLEIGHT BOROUGH
COUNCIL) DURING PRE-APPLICATION STAGE

APPENDIX F – EMIAL TRAIL BETWEEN TONY HOLT DESIGN & GARY OSMUND (EASTLEIGHT BOROUGH
COUNCIL) DURING FORMAL PLANNING SUBMISSION.

APPENDIX G – 3 SATCHELL LANE APPROVED PLANNING DRAWINGS

APPENDIX H – PRE APP ADVICE RESPONSE LETTER

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