

4 October 2023

OBJECTIONS TO PLANNING APPLICATION: H/23/95847

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

“Single/two storey front extension to incorporate balcony, single storey side extension, new roof with gable ends to provide habitable accommodation, two and single story rear extensions, elevational alterations and enlargement to front parking area”

**Ms Gibson
15 Satchell Lane
Hamble-Le-Rice
SO31 4HF**

Tel: [REDACTED]

Email: [REDACTED]

Dear Sir/Madam,

OBJECTIONS TO PLANNING APPLICATION: H/23/95847 (13 Satchell Lane)

I am writing to object to Planning Application Number: H/23/95847. The application comprises of Single/two storey front extension to incorporate balcony, single storey side extension, new roof with gable ends to provide habitable accommodation, two and single story rear extensions, elevational alterations and enlargement to front 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/23/95847 (13 Satchell Lane) I wish to bring to your attention important matters sufficiently serious in themselves to warrant determination by planning committee (elected members), rather than delegated. I wish to object to planning application: H/23/95847 (13 Satchell Lane) for the following reasons and material considerations:

- i. Objection 1: That the design (computer-generated architectural visualisation is not to scale) proposes a single/two storey front to incorporate balcony, single storey side extension, new roof with gable ends to provide habitable accommodation, two and single story rear extensions, elevational alterations and enlargement to front parking area. Firstly, I object to the bulk and scale of this development because it will dwarf the adjacent properties (11 and 15 Satchell Lane) - resulting in an unacceptable loss of outlook and privacy; as well as adversely affecting the amenity of neighbouring properties.
- ii. Objection 2: That the proposed single/two storey front extension to incorporate balcony; storey side extension and the single/two storey rear extensions; and the removal of roof (new roof) to provide habitable second floor accommodation (third storey) is forward of the two adjacent properties and is unacceptable in amenity terms because the pattern of overlooking is completely at variance with the existing. The proposal would precipitate an all-pervasive invasion of privacy (panoramic overlooking from the second and third floors) at the front and rear gardens of 9 to 21 Satchell Lane; rear elevations of 11 and 15 Satchell Lane; as well as the living spaces of neighbouring properties (both inside and outside the house) at Lukes Close, Farm Close and Marina Drive - all symptomatic of unacceptable over-development.
- iii. Objection 3: That the lack of meaningful front garden and the predominance of hard surfaces, resulting from site clearance already undertaken in October 2021 (trees, shrubbery, foliage, hedging and other vegetation) and excavation that has already resulted in the loss of habitat in both front and rear gardens. Even prior to planning approval, the natural existing contours had been desecrated by site clearance and exacerbated by the creation of an unduly harsh environment that is out of character with the street scene/visual landscape. An exemplar of thoughtless instrumentalism; and as such is indicative of unacceptable overdevelopment.
- iv. Objection 4: That the ground disturbance (instability) caused by excavating beyond the edge of the footing (south elevation of 15 Satchell Lane) and the car park (10m x 10m x 1.70cm excavation) will compromise ground stability and the structural integrity of the south elevation of 15 Satchell Lane (assured). Moreover, subsequent to the excavation of the front and rear gardens, removal trees (two x 8m Japanese Maple trees, and one x 10m Bay Tree), shrubbery, foliage, hedging and other vegetation, has disturbed the subsoil and precipitate structural movement (subsidence) of the south elevation of 15 Satchell Lane.
- i. Objection 5: That the design (art deco exterior/interior) proposes the use of the first floor as a living space with balcony; and that the pervasive use of glass would create a space where overlooking and noise would result in an unacceptable loss of privacy, amenity, and will impact

negatively on the quality of life in my own surroundings and even more so the residents of 11 Satchell Lane (the effect would be immediate and direct).

And,

- ii. Objection 6: That the proposed development and design (bulk and scale) is not just visually intrusive and overbearing but would impact negatively (affect) on the heritage assets of Satchell Lane.

In summary, I am objecting to planning application: H/23/95847 on the following grounds and material considerations:

- (1) External/internal design (layout) and appearance.
- (2) Land stability.
- (3) Overdevelopment.
- (4) Loss of privacy and amenity, and the negative impact on the heritage assets of Satchell Lane.

Ms Gibson
Owner Occupier
15 Satchell Lane
Hamble-Le-Rice
SO31 4HF

ANNEX 1. EXCAVATING THE FRONT GARDEN (CARPARK) AND OVERLOOKING, NOISE & PRIVACY



Figure 1: Front elevations of 13 & 15 Satchell Lane. The proposed excavation to road level (removal of 150 tonnes of soil) to enlarge the parking area; and the ground floor extension adjacent to subsidence at 15 Satchell Lane. Moreover, the lack of meaningful front garden and the predominance of hard surfaces would not only result in a loss of habitat (front and rear gardens) but is at variance with the natural existing contours and will create an unduly harsh environment that is out of character with the street scene/visual landscape.



Figure 2: The proposed east elevation ground floor extension with balcony, and the third story roof 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. The proposed east elevation ground floor extension with balcony will impact on the residents of 11 Satchell Lane in a profound way (overlooking, noise and the loss of privacy). Furthermore, third-storey extension would facilitate all-pervasive overlooking (panoramic view from the window situated in the gable end) 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.



Figure 3: Current rear alignment. The proposed development includes third storey pitch/hip roof reconfiguration. The third story extension 3m beyond the existing 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 3m rear extension (SXS) and roof reconfiguration (third storey extension with east and west facing window) and another eight windows (ground and first floors) will result in an unacceptable loss of amenity (outlook, light, overshadowing and privacy).