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JCM/HXC/00262917/1

17 October 2023
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Dear Madam

Letter of Objection

20 Crowsport, Hamble-le-Rice, Southampton, SO31 4HG – application no. H/23/96050

Please accept this letter as a strong objection to the above application seeking consent for the erection of first floor extension with roof terrace and single storey side extension

We act for the owner of no. 22 Crowsport, which is an adjoining neighbour to the application site.

Crowsport comprises a small, pre-war, estate comprising a mixture of single storey and two-storey buildings of a uniform, art deco, style. Typically, the houses are contained on small plots and care should therefore be undertaken so as to ensure that any new development not only sits well on the plot but also protects neighbouring residential amenities.

In this regard it is noted that policy DM1 of the Eastleigh Borough Local Plan (2022) seeks to ensure that all new development does not have an unacceptable impact on residential amenities of both new and existing residents and the character and appearance of urban areas.

The application site is to the immediate north of no. 22 Crowsport, which comprises a two-storey building but with a first-floor terrace on the northern element of the site with ground floor and first floor windows on the northern elevation. The first floor comprises a large living room area with two habitable rooms on the northern elevation.

Whilst the submitted plans show that there is intervening vegetation between the two properties it would appear that any planting is not of sufficient height to provide effective screening, as evidenced in the following photograph of no. 22 Crowsport and the garden to the application site:

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Concerns are raised with specific reference to the potential for overlooking as a result of the first-floor extension and roof terrace to the habitable room windows and amenity areas to no 22 Crowsport.

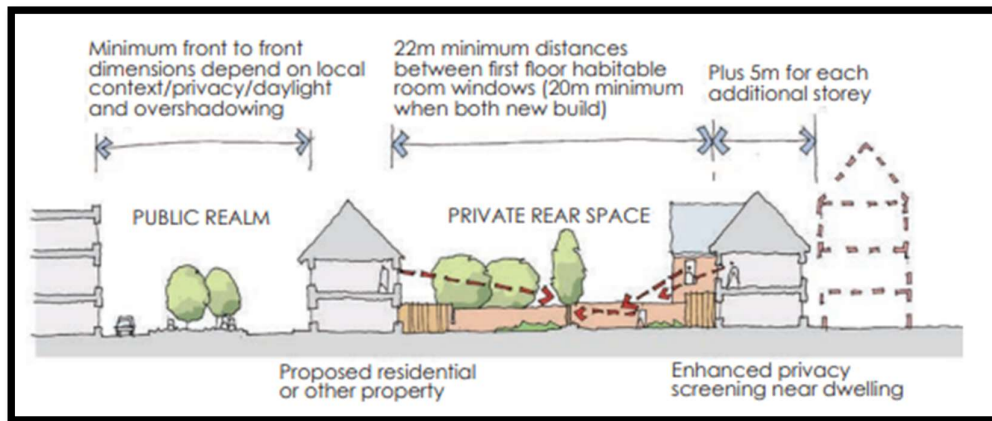
The proposed development comprises the following elements:

1. A large roof terrace of some 65sq-m in area a south-eastern aspect. The terrace is some 9m from the first-floor terrace to no 22 Crowsport and some 14m from habitable room windows.
2. A habitable room (described as an office) of some 15sq-m with two windows directly facing no 22 Crowsport. The terrace is some 9m from the first-floor terrace to no 22 Crowsport and some 14m from habitable room windows.
3. A large room, a lounge with a large window with a south-eastern aspect. The terrace is some 11m from the first-floor terrace to no 22 Crowsport and some 16m from habitable room windows.

Reference is drawn to Eastleigh Borough Council Supplementary Planning Document Quality Spaces, which seeks to set out standards for both developers and neighbours alike so as to judge the impact of new development in an objective manner. The document is designed to provide guidance on the Council's expectations for the design of new development ...it will be used as a 'material consideration' by the Council's Development Control unit. It should be referred to by developers even before a planning application is made i.e. at the 'pre-application' stage. It can also be used by Members when considering the design aspects of planning applications.

Pages 29-34 of the SPD seek to address issues in respect of Residential Amenity. Relevant points include the following:

- Balconies: The provision of balconies on new buildings can make a positive contribution, in providing outdoor sitting space, where views out will not adversely impact on the privacy of existing buildings and private space. New balconies would be inappropriate for most existing dwellings in the borough due to an unacceptable loss of privacy to adjoining properties.
- 22m minimum distances between first floor habitable room windows should be provided, as per the following diagram;



There are therefore two basic points that come out of the SPD, namely that balconies are rarely acceptable and that a minimum 22m should be provided between habitable room windows.

Whilst it is noted that a number of local dwellings have terraces this does not, of course, excuse the introduction of new terraces and balconies. In this instance the presence of a terrace as part of the planning application will result in overlooking to both ground and first floor habitable room windows at 22 Crowsport as well as its outdoor amenity areas.

Whilst the current dwelling as a flat roof it is clear that this area is not readily used as a terrace – photographs 9 and 10 of the applicant's design statement shows that a ladder is required to access this roof space. The proposal will therefore introduce a roof terrace, where there currently is not one. As a result, it is clear that the proposed development will result in overlooking to no. 22 Crowsport.

The maximum distance between the proposed windows and terrace and that of the first-floor windows at 22 Crowsport is 16m. The development clearly fails to meet minimum privacy distances in this regard and it will result in overlooking to no 22 Crowsport.

It is noted that the applicant's design statement includes photographs of the wider area. However, the statement does not include any photographs of no. 22 Crowsport and so does not accurately allow for an assessment to be made in respect of impact on this neighbouring property.

The application plans fail to mitigate the clear impact and harm that will be created to the residents of 22 Crowsport in respect of overlooking from the proposed roof terrace and office and living room windows. There is no effective screening on-site to include potential impact on ground the ground floor window to no. 22 Crowsport.

The proposed development is therefore clearly contrary to policy guidance as set out in the Quality Spaces SPD, which is a material consideration in respect of the current application. As a result, it is clear that the proposed development will be contrary to policy DM1 of the Adopted Local Plan and should be refused on this basis.

Yours faithfully

Paris Smith LLP