

Julie Clements
2 Mariners Close
Hamble
Eastleigh
Hampshire
SO31 4PD

17 October 2023

Head of Development Management
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

Dear Sir/Madam

APPLICATION NUMBER H/23/96029 TWO STOREY REAR EXTENSION & FIRST FLOOR SIDE EXTENSION TO INCLUDE A NEW FIRST FLOOR REAR TERRACE AT GUILLEMOT HOUSE, 9 MARINERS CLOSE, HAMBLE, SOUTHAMPTON SO31 4PD.

I am writing to formally register my objection to the above planning application on the following grounds:

Overdevelopment of the area

- The proposed extension would be excessive for size of plot and surrounding area. It would **increase width of house at first floor level by 75%**, with a corresponding **height increase of 3.0 meters** when viewed from the road.



Existing Property

Proposed Extension

- It would resemble **one continuous block of housing** due to close proximity to 8 Mariners Close, which would seriously **impact existing open aspect** of the area. Photo below shows closeness of proposed development to the adjoining property.

- Quality Places Supplementary Document which provides guidance in support of Local Plan Policy 59.BE states **attractive views at main access to a site should be maximised and unattractive elements minimised**. The proposed extension is **contrary to guidance** as it would **block the attractive view across the river and local nature reserve** from the entrance to Mariners Close (due to height of proposed side extension) impacting the ambience and character of Mariners Close. Photo below shows open view across river and nature reserve above garage of 9 Mariners Close.



Site Planning History

- Within Mercury housing development **no extensions have been permitted over a garage in close proximity to the adjacent dwelling; where the adjoining property has a habitable window facing the side of the proposed extension**.
- There is an approved expired planning application (F/09/66258) for a two storey side extension at the proposed site. This application was for a **smaller development** (increase in house width at first floor level by 38%). **It did not include building over garage** and therefore **maintained spacing between development and adjacent property thereby maintaining the view**.



Expired Planning Application

- A planning application (Z/35785/000/00) for a two storey side extension over the garage at 2 Mariners Close was rejected by Eastleigh Borough Council, due to being out of character with the area and inappropriate in terms of its design, scale and massing in close proximity to the adjacent dwelling. The **proposed development at 9 Mariners Close would be the same distance from the adjacent dwelling (8 Mariners Close).**

Loss of light

- The proposed extension would **overshadow the adjacent dwelling** causing a significant loss of light.
- The **kitchen** of the adjacent dwelling faces the side elevation (facing east). Initial calculations indicate it **fails daylight checking for extensions** referenced in Quality Places Supplementary Document which provides guidance in support of Local Plan Policy 59.BE. It should be noted that 8 Mariners Close is at lower ground level than 9 Mariners Close when performing daylight calculations.

Highway Safety/Parking

- The proposed development would result in **removal of 2 of existing 4 parking spaces** on the driveway, due to the front elevation moving northwards by approximately 2.5 meters. The submitted site plan shows 2 cars parked on the driveway, one in front of the other. It is likely one of the cars would hinder the 1.5 metre wide footpath.
- Parking is difficult in Mariners Close as there are only 3 on-street parking spaces for the 11 houses. This causes roadside parking at the junction between St Agathas Road and Mariners Close, resulting in blind spots and poor visibility when turning out of Mariners Close which is a **safety concern** for motorists, cyclists and pedestrians. A **reduction in parking capacity at the proposed development** would only exacerbate this problem.

External Appearance

- The **proposed larch cladding** on the side extension is **out of character** with existing property in Mariners Close. No other property in the neighbourhood has larch cladding. The design and appearance would be **visually intrusive** and not blend with existing housing.

Loss of Trees

- Behind the rear garden there are **2 large trees** on Hamble Parish Council land whose roots could be affected by the building works especially if piling is required. If the **tree roots are damaged** it could **impact tree stability** resulting in damage to the development and neighbouring properties.

Comments:

There are 2 questions on the planning application form which I consider have been answered incorrectly:

- **Trees and Hedges:** there are trees on adjoining properties within falling distance of the proposed development. This conflicts with the planning application form.
- **Parking:** the proposed works would affect existing car parking arrangements. This also conflicts with the planning application form.

I would like to see the following conditions imposed should the planning application be approved:

- Restrict working hours and delivery times from 09.00 to 17.00 from Monday to Friday only. Mariners Close is a small residential cul de sac in a quiet area. The majority of residents are retired or work from home so will be subjected to constant noise during development working hours.
- No parking or driving on grass pavements in Mariners Close to prevent damage and ruts.
- Any piling work undertaken at the property to be completed in a manner that minimises impact and potential damage to neighbouring properties. Contractors undertaking the work to be responsible for resolving any damage caused.

I trust the council will carefully consider the concerns of the local residents in making a well-informed decision.

Yours faithfully

Julie Clements

CC: Hamble Parish Council, Planning Department.