

Mr & Mrs M.D. Phelps
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Dear Sir/Madam

APPLICATION NO 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.

We are writing to register our objection to the above planning application on the following grounds:

Overdevelopment of the area

The extension to the property is an excessive size for the plot. It appears that the overall size of the extension will increase 75% to the property first floor area.

If approved the development will have a significant negative visual impact on the street with the appearance of a continuous block of housing across No's 8 & 9 Mariners Close. Presently the properties in the Close are reasonably spaced giving an open aspect to the area.

The view across the river from St Agatha's Road would be obscured by the roof of the new side extension. This will impact pedestrians and visitors to the Mercury Marshes nature reserve and the historic the T.S. Mercury memorial.

Planning History

A previous planning application at No.2 Mariners Close, (35785/0000) , for a extension over the garage was rejected by Eastleigh Borough Council due to it being out of character with the area and inappropriate in terms of it's design, scale and massing in close proximity to the adjacent dwelling. If these conditions still apply I cannot see how the proposed development can be approved in it's current form and it is very similar to that which was rejected previously at No.2 Mariners Close.

Historically there was a planning application approved for No.9 Mariners Close, (F/09/66258), which was for an extension far more in keeping with the local area and maintained a reasonable space between No.9 Mariners Close and the adjacent No.8.

Overlooking / Loss of privacy

The roof of the proposed extension appears to have a number of Velux windows on all elevations. The Velux window on the side elevation (facing due West) will overlook the master bedroom window of No.10 Mariners close.

The development will also substantially overshadow the property at No.8 Mariners Close with the proposed terrace directly overlooking the side windows and rear garden.

Loss of light

The two storey rear extension will overshadow the property at No.10 Mariners Close taking the sunlight from sunrise through much of the morning. This is due to the planned extension being much higher well beyond the current building line at the rear of the property. The present first floor conservatory is substantially lower but as far as we can tell was built without planning permission.

The planned extension has an overhanging roof line that will extend to the south thus further blocking sunlight from No.10 Mariners Close.

External Appearance

The proposed use of larch cladding is totally out of keeping with other properties in the close and surrounding area. There are no other properties in the local neighborhood where this cladding had been used.

Highway Safety & parking

The planned development will remove parking spaces on the current driveway. Parking in Mariners Close is already difficult with only three on street spaces shared between the 11 houses in the Close. It is already necessary for vehicles to be parked in the adjacent St Agathas Road

Loss of Trees

There are two trees at the rear of the property that are within falling distance of the proposed development. This is contrary to the information submitted in the planning application.

The owner of the property has already removed hedges on Parish Council land in preparation for the proposed development. In order to give more space for the increased property size the replacement fences have been located outside the property boundary and are not in line with the land registry boundaries for the property.

I have no information whether this has been approved by the Hamble Parish Council who are the owners of the land where the fence has been relocated,

COMMENTS:

Should the proposed development go ahead in its current form there will be substantial disruption to the residents of Mariners Close for a number of months.

With such an extensive re-modeling / building program proposed it seems unlikely that the property would remain occupied so the owners would experience very little, or none, of the disruption that will be faced by neighbours in the Close.

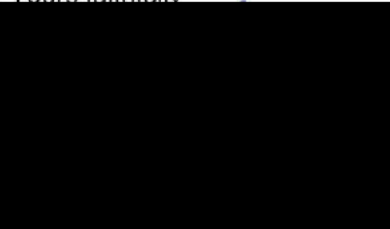
With this in mind I would like to see the following restrictions put in place:

- There is very little room for contractors vehicles. Excess vehicles, unable to park on the property, should be left in the adjacent road St. Agathas Road.
- Any skip being used for the development should be located within the property boundary and not on the street where it would add to the already congested parking.
- All materials delivered for the development should be kept within the property boundaries and not on the road or pavements outside.

- Vehicle & machine access via the rear of the property should strictly not be permitted. This area is common parish ground and borders on the Mercury Marshes Nature reserve. It is a popular area with the local residents and movements of any heavy plant or vehicles would destroy the ground and plants in the area. It is also the site of the T.S Mercury historic monument.
- There should be no parking of contractors vehicle on the grass or grass pavements in Mariners Close.
- Works that are carried out should be strictly limited to the hours of 09:00 tp 16:00 from Monday to Friday only.
- Mariners Close is a quiet residential area with a number of elderly residents who should not be subjected to noise and disruption outside these hours.

I am hoping that the council will look carefully at this application and consider the concerns for the local residents and the effect it will have on the area.

Yours faithfully

A large black rectangular box redacting the signature of Mr & Mrs M.D. Phelps.A black rectangular box redacting contact information, likely a phone number.

Mr & Mrs M.D. Phelps

C.C : Hamble Parish Council, Planning Department.