

Julie Clements
2 Mariners Close
Hamble
Eastleigh
Hampshire
SO31 4PD

20 November 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 have reviewed amended plans dated 9 November 2023 for the above application. The changes are minor and objections raised for the initial plans still apply. 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 **overbearing** and excessive for size of plot and surrounding area. It would **increase width of house at first floor level by 60%**, with a corresponding **height increase of 3.0 meters** when viewed from the road. The height of the single storey roof above part of the garage is also increased by 20%.



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 proximity of proposed development to the adjoining property.

Loss of Public View

- 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 Privacy

- The proposed development means **living accommodation would be changed from downstairs to upstairs with a 4 metre wide balcony overlooking neighbour's garden and encroaching on privacy.**
- The plans include **bi-fold doors** onto the balcony from the kitchen and dining room which means **neighbour's garden** would be **overlooked from upstairs living accommodation encroaching on privacy.**

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. Currently it is just about possible to park 2 cars one in front of the other; however when the front elevation is moved forward it will not be possible to park one car in front of the other without hindering the footpath. The site plan needs to be checked using actual measurements of the driveway as it shows 2 cars parked one in front of the other.

- 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 Agatha's 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.

I am concerned that **if this development is approved it will set a precedent for overdevelopment** of the Mercury housing estate. 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.