

Planning consultation reference: H/26/101094

Location: First floor rear extension  
Maybush  
Hamble Lane

Comment type: - My comment relates to the following planning issue: External Design / Layout / Appearance

Explanation: I am commenting on this proposal because it raises concerns about the following design matters, which are not addressed in the 'Proposed Elevation, Floor & Roof Plans' or the 'Design and Access documents' which are accessible from the online portal.

We feel these concerns will result in modifications to the adjoining property, Hawthorns.

1. Guttering/surface runoff management at the party wall

The proposed roof plan does not show how surface runoff/rain will be managed past the party wall of Hawthorns and Maybush.

See fig1, an extract from the 'Design and Access' document.

fig1.

**First floor extension (Roof)** The proposed roof will be constructed as a cut timber roof and will join into the existing roof construction of the main building. The roof will be duo-pitched at the gable wall and extend back to the ridge of the main roof. Gutters to the south elevation will extend accordingly. Gutters to the north elevation will be a partial valley until passing the chamfered wall of the neighbouring property. All

2. Hawthorns guttering/soffits and fascias

The proposed Design document does not address how the proposed gable wall to the north between Maybush and Hawthorns will pass the guttering, soffits and fascias to the left of the chamfered wall of Hawthorns.

See fig 2 &3, an extract from the 'Design and Access' document and a photo of the area.

Fig2.



Fig3.

The neighbouring extension is chamfered back at first floor level at approximately 45 degrees meaning that the proposed extension at first floor level will be partly against the party wall of The Hawthorns and not touching where the corner is chamfered.

### 3. Hawthorns' first-floor party wall joins

The Design document mentions that the proposed extension will join against the party wall of Maybush and Hawthorns but does not address how this will be achieved.

See fig 4, an extract from the 'Design and Access' document.

Fig4.

**First floor extension (Masonry)** The proposed masonry extension will match that of the existing footprint and extend up to the main roof eaves level. The rear elevation will be as a gable wall finish. The material used in the build will match that of the existing building. The boundary wall to the north (Party wall) will abut the neighbouring property until where the neighbouring wall is chamfered and moves away from the boundary line. The wall in this location will rise on its own merits.

### 4. Maybush gable wall extending past the party wall

There is no reference in either the 'Proposed Elevation, Floor & Roof Plans' or the 'Design and Access' documents to how the new gable wall to the north along the boundary line will be constructed and or joined to the ground floor extension of Hawthorns.

See fig 4&5, an extract from the 'Design and Access' document and a photo of the area.

Fig4.

**First floor extension (Masonry)** The proposed masonry extension will match that of the existing footprint and extend up to the main roof eaves level. The rear elevation will be as a gable wall finish. The material used in the build will match that of the existing building. The boundary wall to the north (Party wall) will abut the neighbouring property until where the neighbouring wall is chamfered and moves away from the boundary line. The wall in this location will rise on its own merits.

Fig5.



## 5. Hawthorns Skylight

The Design document does not mention that the proposed extension will cover an area of the Hawthorns ' ground-floor kitchen extension skylight.

The Design document does mention that the building protrudes further (3.1m) along the party wall. If this was in line with the left-hand side (2.75) this would not block or obstruct the Hawthorns ' ground-floor kitchen extension skylight.

See fig 6 & 7&8, an extract from the 'Design and Access' document and photos of the area.

Fig6

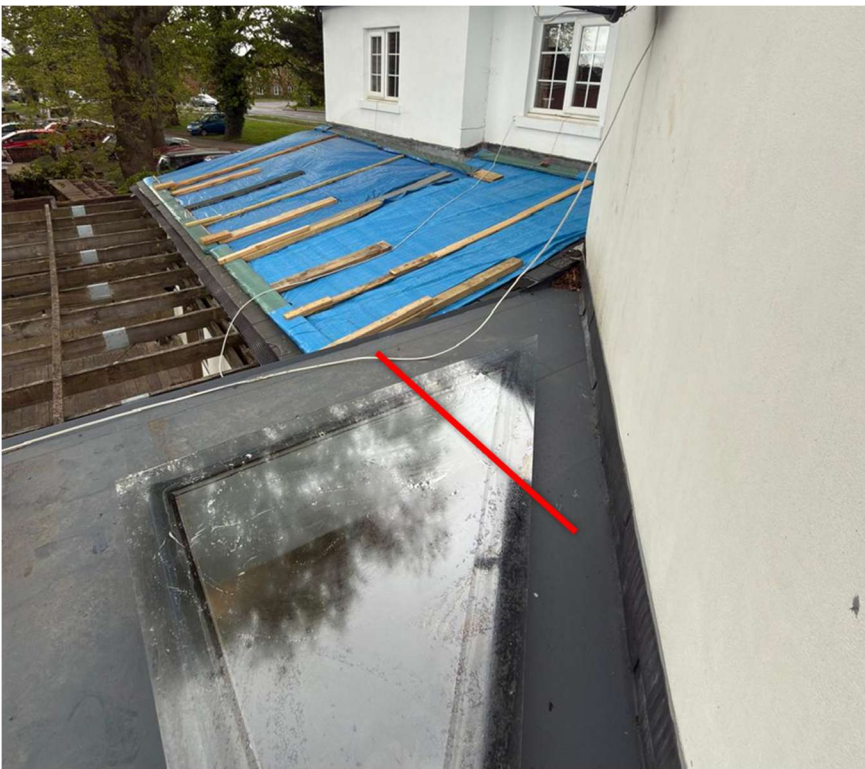
### Proposal

The proposed application is for an increase in height of the existing single storey rear masonry extension to create a two-storey extension over the existing footprint. The profile of the existing first floor rear cavity wall is staggered. The rear masonry protrudes by approximately 400mm at mid-point meaning that the proposed extension is 2.75m at the left rear (when looking from the rear garden) and steps out to 3.1m at the party wall (Right hand side)

Fig7



Fig8



#### 6. Hawthorns flat roof warranty

Both the ground and first-floor flat roofs have been recently renewed (ground floor December 2025 & first floor November 2022), and both have a 20 yr warranty, which will be null and void if external work is completed.

*See fig 9 for warranty conditions clearly stating excessive foot traffic over the areas and other contractor works*

Fig9.

#### Conditions

- a) The customer taking all reasonable measures to maintain the roof in a serviceable condition.
- b) The customer advising the installer in writing of any leaks arising in the roof within ten days of discovery. In the event of a claim being invalid the customer agrees to pay the installer a call out charge for a survey and provision of a report in the sum of £250.00, or an agreed standard hourly charge as determined by the company in question.
- c) The guarantor, installers and employees being given free access to the roof during normal business hours.
- d) This guarantee shall be in respect of the service life of installation and materials in relation to the effect of normal weather conditions. It shall not apply if damaged by any other means, such as subsidence, vandalism or tampering of any kind or excessive foot traffic over areas not previously stated by the customer to be used for this purpose.
- e) Excludes consequential loss.
- f) The invoice has been paid in full.
- g) We will not be responsible where another contractor has been engaged on works to the roof.
- h) This guarantee is transferable.

#### 7. Access / Easement

Neither the ground nor the first-floor flat roofs located at Hawthorns are weight-bearing platforms. This means any building work should not include these as possible platforms for scaffolding to aid or assist in the build of the proposed extension of Maybush.

There is no reference in either the 'Proposed Elevation, Floor & Roof Plans' or the 'Design and Access' documents to how the masonry will be completed/achieved at this point, where the wall is located and rises on its own merit.

See fig 10&11&12, an extract from the 'Design and Access' document and photos of the area

Fig10.

**First floor extension (Masonry)** The proposed masonry extension will match that of the existing footprint and extend up to the main roof eaves level. The rear elevation will be as a gable wall finish. The material used in the build will match that of the existing building. The boundary wall to the north (Party wall) will abut the neighbouring property until where the neighbouring wall is chamfered and moves away from the boundary line. The wall in this location will rise on its own merits.

Fig11.



Fig12.



#### 8. Access / Easement

The rear of the ground-floor extension of Hawthorns features a three-panel bifold door which opens in a concertina manner.

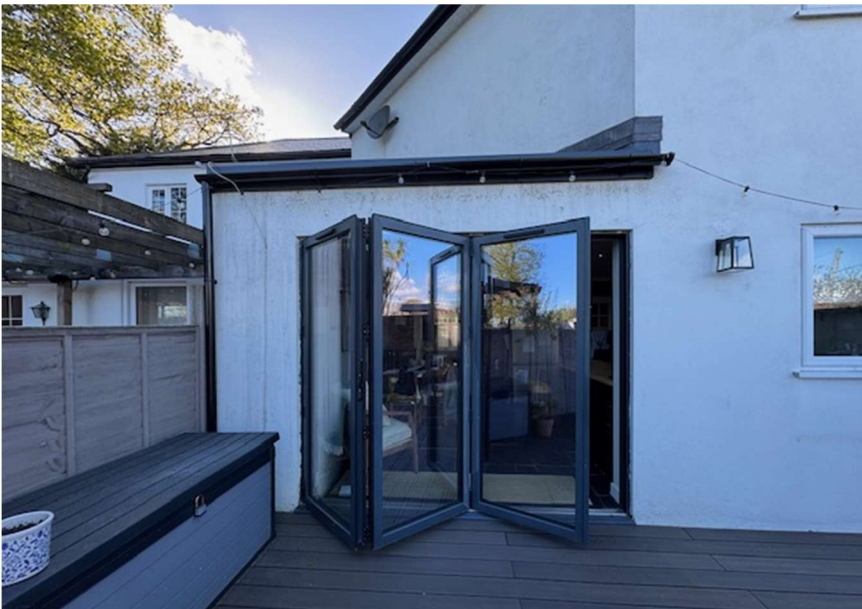
These doors should not be blocked or obstructed

*See fig 13,14, photos of the area*

*Fig13.*



*Fig14..*



#### 9. Design document ambiguity

The design document is inconsistent and contains some ambiguous points. It references the proposed extension will be vertical only and will not extend the footprint of the current building; however, it also references that the extension will be in line with the ground floor extension of Hawthorns, which extends past the current footprint of Maybush.

*See fig 15 &16, an extract from the 'Design and Access' document and a photos of the area.*

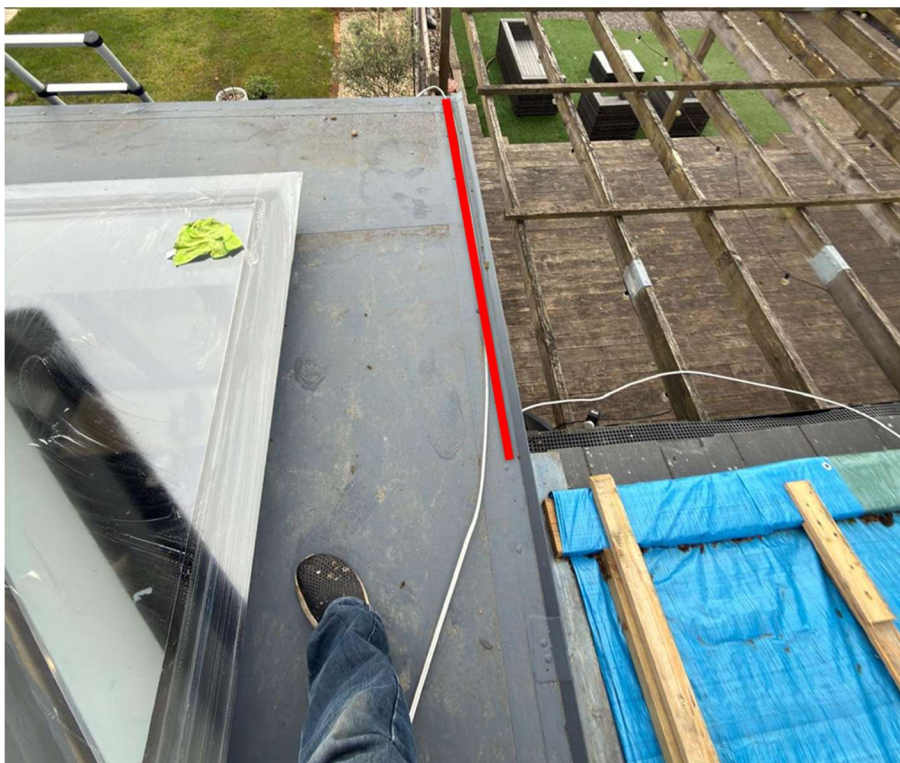
Fig15.

### Proposal

The proposed application is for an increase in height of the existing single storey rear masonry extension to create a two-storey extension over the existing footprint. The profile of the existing first floor rear cavity wall is staggered. The rear masonry protrudes by approximately 400mm at mid-point meaning that the proposed extension is 2.75m at the left rear (when looking from the rear garden) and steps out to 3.1m at the party wall (Right hand side)

The proposed extension is to be constructed in masonry to match that of the existing ground floor extension and continue the existing cavity wall up to first floor eaves level. The rear face of the proposed extension will be flush across the width and will be in-line with the neighbouring properties ground floor rear extension.

Fig16.



Evidence: I have emailed the supporting documents to [Planning@eastleigh.gov.uk](mailto:Planning@eastleigh.gov.uk) titled;

*H/26/101094 | Maybush Extension | Hawthorns Comments*

Summary: In summary, I believe the above points raised will detrimentally impact Hawthorns and may result in undocumented modifications to the property. Therefore these points should be considered when the Council assesses it against planning policy.