

Morris, Rachael

From: Morris, Rachael
Sent: 01 October 2026 09:47
To: Morris, Rachael
Subject: FW: H/26/102010 - 8 MARINERS CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4PD

From: Chris McDermott <studio@cmc-design.co.uk>
Sent: 30 September 2026 14:02
To: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>
Subject: RE: H/26/102010 - 8 MARINERS CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4PD

In a brief reply to neighbour comments made –

Parking Provision and Neighbouring Amenity

The proposed development does not result in any net increase in the number of bedrooms within the dwelling, as the existing 4 bedroom provision remains unchanged. Accordingly, the proposal would not generate any additional parking demand over and above that associated with the existing residential use and its current allocation.

On this basis, we consider that the parking provision currently proposed as part of the application is appropriate and sufficient to serve the dwelling, and that no additional parking provision is warranted as a consequence of the proposed extension.

45-Degree Sightline, Outlook and Neighbouring Amenity

A 45-degree sightline assessment has been plotted on the proposed site layout, taken from the quarter point of the first-floor **rear-facing** window of No. 9 Mariners Close. As demonstrated on the submitted Site Layout Scale 1:500, the proposed extension does not encroach upon or breach this sightline, which provides a recognised means of assessing the potential impact of a development on the outlook and amenity of neighbouring properties. This would indicate that the proposed extension is acceptable in terms of its relationship with No. 9 Mariners Close and would not result in an unacceptable impact on the occupiers' outlook.

With regard to the concerns raised by No. 9 Mariners Close in respect of views, it is important to distinguish between the loss of a private view and an unacceptable impact on residential amenity. There is no general planning right to preserve a particular view, particularly where this relates to a side aspect between neighbouring properties. Within the established residential layout of Mariners Close, the principal outlook from properties is generally orientated towards the front and rear, rather than relying on views across adjoining side boundaries.

Furthermore, it is noted that the balcony at No. 9 Mariners Close does not appear to incorporate the 1.8-metre-high obscure glazed privacy screen that was stipulated as part of its previously approved planning permission. This screening condition was intended to prevent direct overlooking towards neighbouring properties from the side of the balcony. It is therefore relevant to acknowledge that the current concerns regarding overlooking should be considered in the context of the original planning approval and its associated privacy provisions.

In contrast, the balcony proposed at No. 8 Mariners Close will incorporate 1.8-metre-high glazed privacy screens to both sides, specifically designed to prevent direct overlooking towards the adjoining properties. The proposed development therefore incorporates appropriate measures to safeguard neighbouring privacy and maintain acceptable residential amenity.

Planning History and Established Pattern of Development

It is also relevant to note that No. 9 Mariners Close benefited from planning permission for a two-storey rear extension in 2009, which seemingly was constructed prior to the current occupants taking ownership of the property. Whilst it is acknowledged that each planning application must be assessed on its own individual merits and in accordance with the planning policies applicable at the time of determination, this previous approval demonstrates that two-storey rear extensions have been accepted within Mariners Close. It also illustrates the gradual evolution of the built form within the estate over time, providing a relevant context when considering the scale, design and principle of the current proposal at No. 8 Mariners Close.

Permitted Development Context

We acknowledge that the proposed single storey side extension projects marginally further than would typically be permissible under Permitted Development Rights. However, the extent of this additional projection is relatively modest and should be considered in the context of the overall design, scale and relationship of the proposed development with the existing dwelling and neighbouring properties. We consider that this limited additional projection does not, in itself, give rise to any unacceptable impact on neighbouring amenity or the character of the surrounding area.

Kind Regards,

Chris McDermott

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