

SUPPLIMANATRY PLANNING STATEMENT

1.0 INTRODUCTION

The following supplementary statement is prepared to accompany the Householders Planning Application for No.15 Crowsport Estate, Hamble Le Rice, Hamble. This document includes additional photos and general statements associated with how comments and concerns from neighbouring properties, or objections, have been reviewed, and where appropriate, alterations introduced to the proposal.

1.2 DEVELOPMENT OVERVIEW

1.2.1 In summary the proposal seeks to:

- Erect a new First Floor extension housing a Master Bedroom Suite, with En-Suite and Dresser, connected to a new Landing / Gallery Area.
- Provide a new Roof Terrace, designed to comply with the Crowsport Estate Planning Guidance area ratios.
- Extend and reconfigure portions of the Ground Floor to accommodate a reconfigured Kitchen / Dining / Lounge with access onto a rear Terrace.
- Incorporate a new side extension providing space for a Utility Room, linking the Kitchen and Garage.
- Partially raise the Ground Floor Ceiling level, generating a 2.55m head height.
- Provide a new slightly raised rear paved terrace, incorporating a planting bed, with access steps down into the rear garden.

2.0 SUMMARY OF KEY CONCERNS REVIEWED

2.1 COMMENTS FROM No.16 CROWSPORT ESTATE:

2.1.1 Summary of Key Concerns:

- Overlooking
- Loss of Light
- Overbearing
- Submission Errors

2.1.2 OVERLOOKING:

2.1.2.1 Following review of No.16's concerns associated with potential Overlooking and following a Site Visit to meet the owner and review the possible impacts from their property, additional sections of Visibility Screening, combined with an alteration to the extent of the First Floors (Terrace) Solid Parapet Walling, have been introduced.

2.1.2.2 Collectively these alterations are incorporated to help limit views from No.15 towards No.16, without seeking to raise or introduce changes to the height of boundary treatment between the two properties, at the "pinch point". It should also be noted that No.16 currently has Planning Approval to erect a First Floor Extension on top of the accessible Roof Area, equating to around 40%-50% of the existing Ground Floor Footprint. In addition, there is also a section of Visibility Screening that is not currently erected on No.16, which when I place will further limit views between the two properties.

2.1.2.3 Please review all updated Drawings which now highlight:

- An increase in the extent of proposed wrap around Visibility Screening for No.15's Roof Terrace Areas.
- A slight change to the extent to Solid Parapet Walling for No.15's Roof Terrace Areas.
- The updated mass and Roof Terrace characteristics for No.16.
- The existing habitable Window locations on No.16's Ground Floor South Elevation.
- The Outlooks achieved from No.16's Existing Ground Floor Windows and the Roof Terrace Area.

2.1.2.4 In summary these revised Drawings highlight how the existing and proposed outlooks for the two properties have been reviewed and protected where possible, seeking to provide each property with additional privacy, whilst maintain open views towards the River Hamble. In particular, Drawing P28 and P29 highlight how No.15 and No.16 share a 45-degree boundary line (which both properties look over), and that the additional screening seeks to offer obscurity to the conflicting views at the "pinch point" location.

2.1.3 **LOSS OF LIGHT:**

2.1.3.1 Previously issued Drawing P27, Shadow Diagrams for 31st March GMT at 10:00, 12:00, 14:00 and 16:00 has been prepared to highlight the that impacts of over shadowing are limited, and that shadowing impact on No.16 only occurs at the later part of the day, between 15:00 – 16:00.

2.1.4 **OVERBEARING:**

2.1.4.1 A key element of the early Design considerations was to locate the Mass of the New First Floor within the central area of No.15's existing Footprint, thus seeking to avoid introduction of full two storey sections of gable wall within the design. In addition, this option also results with moving the First Floors mass away from both No.16 (to the North) and away from No.24 (to the West).

2.1.4.2 It should also be noted that by adopting this approach (as highlighted within the various Drawings), the mass of the new First Floor will partly be obscured from view and appear lower in height from the ground level, due to the height of the surrounding Roof Terrace Parapet Walls and Balustrade Screening.

2.1.5 **SUBMISSION ERRORS:**

2.1.5.1 All Drawings have been re-reviewed for possible errors, and at present we have updated Drawing P24, Proposed Contextual Elevation to Crowsport Estate Track, to confirm the new First Floor Parapet Wall height to be at 19.60m above OS Datum, as per the remainder of the Drawing Notes (NOT 16.35m, as per the height of the original Flat Roof).

2.1.5.2 Furthermore in terms of Proposed Floor Areas, whether Gross Internal, Footprint Areas or Percentage Ratio's, we confirm that these have been reviewed, appear to be consistent and comply with the percentage Ratios for Roof Terrace Areas relative to the Ground Floor Footprint Area, as per the Crowsport Estate Supplementary Planning Guidance.

2.1.5.3 Please refer to the Sections, the Floor Plans and the Roof Plans, for additional notes confirming Finish Floor Levels and Root Top Levels, which all relate back to the original Topographical Survey, with the datum point based at Ordinance Survey Level 0.0 (the mean low time mark).

2.2 COMMENTS FROM OTHER NEIGHBOURS AND OBJECTORS:

2.2.1 Summary of Key Concerns:

- Overlooking with No.24
- Solar Panels of the First Floors Flat Roof
- Loss of Privacy / possible Overlooking

2.2.2 OVERLOOKING WITH No.24:

2.2.2.1 Following review of the Objection Letter from No.24, specifically in relation to overlooking concerns between No.15's new Front Section of Terrace and No.24's existing South-Eastern Terrace, an additional section of wrap around Obscure Glazed Visibility Screening has been introduced to part of the Western Terrace Area, restricting views from No.15 towards No.24.

2.2.2.2 Please refer to Drawing P28 to review how proposed Visibility Screening is incorporated to help protect viewing relationships between the neighbouring properties.

2.2.3 SOLAR PANELS AT FIRST FLOOR FLAT ROOF LEVEL:

2.2.3.1 The array of Solar Panels for the New First Floors Flat Roof have all been reduced in pitch from 15 to 12.5 degrees, thus helping to further limit possible views of the panels from street level. This tweak is adopted to avoid raising the Roof Top Parapet Wall height, which in turn would otherwise increase the mass of the new First Floor.

2.2.3.2 Please refer to Drawings P22: Proposed Sections A-A & B-B, and Drawing P30: P30 Proposed Perspective and Existing Photos of No.15's Front Approach from Satchell Lane.

2.2.4 LOSS OF PRIVACY / POSSIBLE OVERLOOKING:

2.2.4.1 Please refer to Sections 2.1.2 and 2.2.2 (above) for details associated with how concerns associated with Loss of Privacy or Overlooking have been reviewed and taken into consideration through provision of additional section of wrap around Visibility Screening, thus seeking to further protect No.24 and No.16 from possible overlooking.

3.0 ADDITIONAL CONTEXTUAL PHOTO'S OF THE RELATIONSHIP BETWEEN No.15 AND ADJACENT CROSPORT PROPERTIES



(01) Photo looking North from the roof of No.15 Crowsport, highlighting the nature of the existing Boundary between No.15 and M.16 Crowsport Estate, taken from the location due to be protected with Visibility Screening on top of a 1.1m high parapet Roof Terrace wall.



(02) Photo looking North towards No.16, highlighting the extent of viewing that could be achieved from the unscreened end of the new proposed new Roof Terrace, located outside to the new Master Bedroom.



(03) Photo looking North highlighting the nature and general height of the 45 degree shrub planed boundary between No.15 and No.16 Crowsport Estate, highlighting the both properties benefit from viewing aspects across this shared boundary.



(04) Photo looking South at the Existing Northern Wood Panel Fence boundary, due to be retained, highlighting the minimal amount of glazing that can currently be view from within No.16's front court yard parking area.



- (05) Photo looking West from No.15's existing Roof Top level, looking towards No.24's side Roof Terrace Area and patio Doors, highlighting:
- The nature of the separation distance between the two dwellings.
 - The character of the Existing Shrub Planting separating the two dwellings.
 - The general location where wrap around visibility screening will be introduced to restrict views offering this aspect.



- (06) Photo looking South from the existing Roof Top level of No.16 Crowport, taken from the location where Visibility Screening is currently missing, but which, highlights the potential extent of existing Overlooking that can take place between No.16's Roof Terrace Level and No.15.



(07) Photo looking West from within No.16 Rear Side Garden, highlighting the existing nature and mass of the Shared mature shrub planted Boundary between No.15 and No.16, due to be retained in its current character. In addition this photo highlights that impacts of Overlook diminish the further the viewer moves away from the “pinch point” between the two dwellings.



(08) Photo looking North-West towards the existing Patio Door Openings within No.16’s South Elevation and how they relate to immediate section of garden, mostly obscured from view when on No15’s Roof, as per photos 1, 2 and 3 from above.