

Ms C Martin
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Our ref	JGR/HXC/00262917/1
Your ref	
Date	5 March 2024
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Dear Ms Martin

**Letter of Objection – revised drawings
15 Crowsport, Hamble-le-Rice, Southampton – application no. H/24/96692**

Thank you for giving me the opportunity to make comments on the revised drawings submitted in support of the above application.

I note the changes now include sections of obscure glazed screening above a solid 1.1m high parapet wall along the east and west sections of the proposed terrace. This will give some level of privacy but, particularly with regards to the east terrace, this should be continued along the entire length which faces the private garden of no.16. It is clear to see from photographs 01, 02 and 03 that this balcony will provide views close to the house of that neighbour's patio area and lounge resulting in a loss of privacy.

Whilst the addition of obscured glazed screening does go some way to addressing overlooking issues it does not go far enough and the proposal will still result in a loss of privacy contrary to policy DM1 and the Council's Quality Places SPD. The proposal therefore results in unacceptable harm to the residential amenities of neighbouring properties and fails to comply with policy DM1 and the Quality Places SPD.

Additional, the Council's biodiversity officer's request for photographic evidence to demonstrate that the existing dwelling does not contain any features which hold potential for bats does not appear to have been addressed in the revised information.

Similarly, confirmation of the extent and nature of proposed artificial lighting on the first floor terrace as referred to in paragraph 12.2 of the Design, Sustainably and Access statement have not been provided. As already stated, external artificial lighting at first floor level would seem incompatible with the provision of ecological mitigation on the site. Ill-considered and poorly positioned external lighting above ground has the potential to impact negatively on these protected species, particularly at first floor height. Similarly, it has the potential to further compromise the privacy and enjoyment of the neighbouring properties. The proposal therefore fails to comply with policy DM11 in that the provision of external lighting particularly at first floor level has the potential to have a direct or indirect adverse impact on protected species.

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Notwithstanding the amendments proposed the proposal still results in overlooking and lacks clarity around the impact the development will have on protected species.

Yours sincerely

Jane Rarok
Principal Planning Consultant
For and on behalf of Paris Smith LLP