

OBJECTION – Application H/24/97402

Doc #1 of 3

Submitted by 107 Satchell Lane

9th June 2024

I am the owner/occupier of 107 Satchell Lane and wish to lodge my objection to the current planning application for the following reasons:

1. Overbearing impact and detrimental impact on the character of the area
2. Loss residential amenity and privacy

BACKGROUND:

Approved plans:

With regard to the 2021 approved plans, it is noted that there is no cross section provided so it is not possible to see if the scheme could have been delivered with adequate floor to ceiling heights. This was a question raised at the time that was never fully addressed.

It is noted that the local validation list suggests cross section plans where a site is sloping, as in this case:

Other Plans and Drawings

31. As a minimum these should include:

- Existing and proposed elevations drawn to a metric scale of 1:50 or 1:100.
- Existing and proposed floor plans drawn to a metric scale of 1:50 or 1:100.
- Section drawings where any proposal involves a change in levels or is on a sloping site. Drawings should include finished floor levels.
- Roof plans at a metric scale of 1:50 or 1:100.

I would suggest requesting a cross section plan from the applicant to compare:

- the existing floor levels at ground and first,
- the approved floor levels at ground, first and second, and
- the proposed at ground first as second levels.

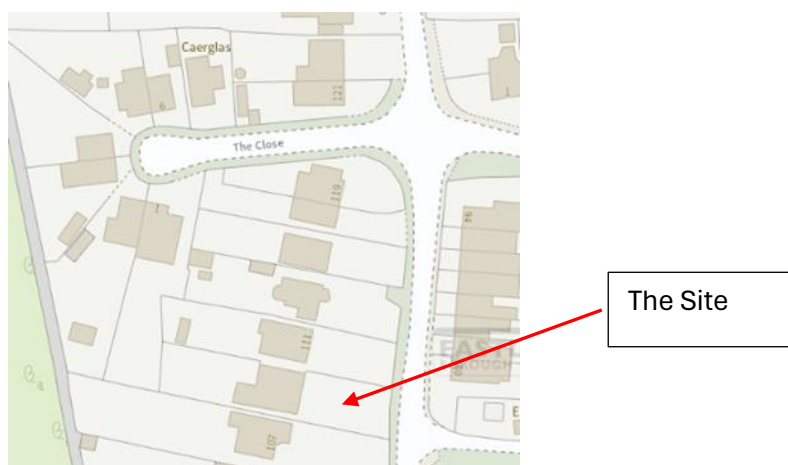
It is suspected that it was not possible to deliver the approved scheme, hence this application with the now significantly increased roof height. If this is the case, then the approved plans do not comprise a 'fall back' position for the assessment of this application.

Previous Assessment:

The previous officer report was incorrect in its assessment that the land to the rear of the application property was open space designated as countryside.

It is noted that the HCC Rights of Way officer has commented on the current plans and suggested planning conditions, although the site does not abut any ROW.

In fact the property abuts the rear garden of 1 The Close. This property is set at a higher land level than those in The Close, as such the increased height of the 2nd storey element as proposed will increase the level of overlooking of their private amenity space as well.



It is of concern that the previous case officer was unable to properly identify the site boundaries and neighbouring properties, and that this seems to be recurring in this application. It is not helped of course by the fact that the application location and block plans submitted by the applicant do not properly identify all neighbouring properties.

REASONS FOR OBJECTION:

1. Overbearing impact and detrimental impact on the character of the area

Below is table providing a numerical comparison of the plans:

Description	Existing hipped roof	Approved ridge roof 2021	Current Proposed ridge roof
Height of side elevation closest to boundary	6.23m	7.63m	9.1m
Height of roof maximum (ridge)	7.51m	7.63m	9.1m
Inset of max roof height from boundary	3.5m	1m	1m
inset of house from boundary	1m	1m	1m
inset of edge of rear facing dormer window from boundary	0	2.5m	2.6m

height of the bottom of rear 2nd floor dormer window from ground	0	5.85m	6.34m
height of top of rear 2nd floor dormer window from ground	0	6.97m	7.46m

Note: These measurements were made using the adobe measuring tool and the scale bars provided on the application plans as published.

It is noted that the applicant has not provided any overlay visuals to demonstrate these differences, or any plans to clearly illustrate the changes in height and the street scene view.

As can be seen from the numerical comparison the proposed scheme is significantly larger than that as existing and that previously approved in terms of its height (1.59m increase at ridge) . The proposed additional height, to what is already a tall building in the immediate locality, will increase the mass and bulk of the structure and as a result it will appear overbearing when viewed from my property at 107 and in the street scene more generally. This impact is exacerbated by the fact that the site is in an elevated position when viewed from public vantage point.

The overall scale of development was a concern with the previous application in 2021 for both myself and the Hamble Parish Council, but as can be seen from the figures this current proposal is significantly larger in terms of mass and bulk.

The National Planning Policy Framework (NPPF) confirms that in law planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In this case the development plan is the Eastleigh Borough Plan (EBP) which was adopted in 2022.

- Policy DM1 requires all new development to meet a number of criteria including that it should enhance the character and appearance of urban areas;
- that it should take proper account of the context of the site including, character and appearance; and
- to be well integrated with these in terms of various criteria including mass, scale, materials both itself and in relation to adjoining buildings, spaces and views.

The site lies within the Character Area BHH32 in the adopted Supplementary Planning Document Character Area Appraisal for Hamble (SPD CAA). The assessment of building character indicates that the storey heights are 1/ 1.5 / 2 storey. There is no mention of 3 storey buildings in the character area.

The proposal includes a front facing three storey high gable end, in a building that already dominates in the street scene in comparison to the bungalow at 107. The proposal, including the proposed use of materials such as render and grey metal fenestration, will not conform with or enhance the existing character of the immediate area. The height, mass and bulk of the proposed will appear even more discordant and overbearing than the 2021 approved scheme. As such the current proposal is contrary to the provisions of Policy DM1 and the provisions of the NPPF.

2. Loss amenity and privacy

Attention is also drawn to the Supplementary Planning Document Quality Places (SPD QP). In the site context section at page 12 it is advised that the massing of building relates to its scale size and height, and that impacts on neighbours will often be exacerbated by issues of overlooking and shadowing. It further states that the size of new building needs to respect the setting in which they are built and if the area is covered by a character appraisal (as in this case) it will include key elements such as predominant storey heights. As noted above this is defined in the SPD CAA as 1, 1.5 and 2 storeys.

The increased height of the rear facing dormer and the full size windows which will serve a home office and additional bedroom will increase overlooking from this significantly elevated position to my private amenity space to an unacceptable degree.

In addition the increase of built development by 2.87m at a point only 1m from my side boundary by the replacement of the hipped roof with the gable end and increased ridge height will increase the overshadowing and loss of daylight to a bedroom, a habitable room, which is served by a side facing window only. The development as proposed will be oppressive when viewed from my property.

This loss of residential amenity is contrary to the SPD guidance policy DM1 and the provisions of the NPPF.

CONCLUSION

It is requested that the Local Planning Authority REFUSE to grant planning permission for this application for the planning reasons set out above.

I invite the case officer to visit my property to view enable a proper assessment of the impact.

The following documents are attached:

1. Document #2 containing the pertinent extracts of the NPPF, adopted Development Plan and SPD guidance is attached.
2. Document #3 - A set of photographs taken from 107 and the street scene.