

19 June 2024

OBJECTIONS TO PLANNING APPLICATION: H/24/97499

**11 Satchell Lane
Hamble-Le-Rice
SO31 4HF**

“Single/two storey front extension to incorporate balcony, single storey side extension, two and single rear extensions, loft conversion to include hip-to-gable ends, elevational alterations and enlargement to front parking area (Revised scheme to planning permission H/23/95847)

Mr and Mrs J Phillips
11 Satchell Lane
**Hamble-Le-Rice
SO31 4HF**

Tel: [REDACTED]

email- [REDACTED]

Eastleigh Borough Council
Eastleigh House,
Upper Market Street
Eastleigh
SO50 9YN

Mr and Mrs J Phillips
11 Satchell Lane
Hamble-Le-Rice
SO31 4HF



Planning Application Number: H/24/97499
Planning Specialist: Clare Campbell-Best
Email: claire.campbell-best@eastleigh.gov.uk

Dear Sir/Madam,

We are writing to object to Planning Application Number: H/24/97499. The application comprises of "Single/two storey front extension to incorporate balcony, single storey side extension, two and single rear extensions, loft conversion to include hip-to-gable ends, elevational alterations and enlargement to front parking area (Revised scheme to planning permission H/23/95847) (Amended Description)" We moved into 11 Satchell Lane in February 2023, we are the owners of the property, number 13 is our immediate next door neighbour. We moved from Thames Ditton in Surrey, the move based on the view (we are boat lovers) and we fell in love with the house, the stunning location, also the beautiful very private rear garden.

We find it quite astonishing that post our attendance of the last consultation meeting earlier this year when the planning was refused on many grounds, including over development, concerns over subsidence, being over looked from many angles, that this is once again on your desk and indeed mine, with what appears to be a worse plan than the first ignoring all of the points on which the plans were refused.

The plans are beyond ridiculous both in size and in style to the properties either side of 13.

Our house is a 1929 built classic double fronted home, in red brick, much like 13/15 and have a uniform look from the street. 13 is a wonderful example also , though sadly being almost left to deteriorate beyond repair

We obviously talk with our neighbours and have discussed many times about the issues on the land stability and the much over development of the house between 11 and 15.

Mr Mark Farwell at number 15 has no doubt covered more concerns than us, as we have only just got our head around the possibility of the Quarry, which was a surprise to us, thankfully that is muted for a while.

We would like to challenge the plans on a few points.

We have seen and witnessed bats nesting in the roof, we are still going to be overlooked from the balcony at the front, (which is once again a living area looking at the plans). Our front bedroom has a bay window and the plan of a viewing balcony also includes a view straight into our bedroom, particularly as we have a bay window, NOT acceptable at all. The offer of a screen means nothing and can easily be removed, and the potential noise from people socialising on the balcony will not be masked by glass, trust me I am an audio expert!

- (1) The plan is 'forward' of the two adjacent properties and extends beyond the existing footprint at the east, west and north elevations. This is out of character, with our house number 11 and the properties from 9 Satchell Lane to 19 Satchell Lane. The proposed first-floor balcony, and the first-floor rear extension (not to mention the third storey) constitutes an unacceptable intrusion which will result in a loss of privacy and the legal right to light for my wife and I at 11 Satchell Lane and 15 Satchell Lane in particular.
 - (2) Third Storey Extension: The third-storey extension (a roof reconfiguration) is unacceptable. Other than the concerns about extending beyond the existing footprint (side and rear) and the loss of light (overshadowing), amenity and visual intrusiveness. The third-storey extension would facilitate all-pervasive overlooking (panoramic) of living spaces of neighbouring properties (both inside and outside the house, particularly 11 Satchell Lane) as well the front/rear gardens from 7 Satchell Lane to 21 Satchell Lane; Lukes Close, Farm Close and Marina Drive - all symptomatic of unacceptable over-development.
 - (3)
- ii. That Eastleigh Borough Council reject planning application H/24/97499 forthwith for reasons of land stability, subsidence and overdevelopment resulting in an unacceptable loss of outlook, privacy (no proposals to safeguard an appropriate level of privacy) and the amenity of neighbouring properties (particularly 11 Satchell Lane and 15 Satchell Lane) - contrary to the Local Plan and Residential Amenity Design Guidance.

A brief Summary of objections to planning application H/24/97499 are

1. Immediate land stability for number 15 which could lead to subsidence, for number 11 too
2. The overlooking (loss of privacy) from both the front and back of our house.
3. Overshadowing and loss of daylight, the feeling of being hemmed in and positively dwarfed by the new development, number 9 was here when we moved and there was no suggestion of any huge over development next door at 13.
4. Huge Overdevelopment: and over-bearing, out-of-scale (72% increase habitable floorspace) out of character in terms of appearance.
5. Adverse visual impact (intrusive) the rear of the proposed plans will be the over bearing, the immediate wall on the south elevation at the rear will be like a prison wall, we currently have uninterrupted views of the northern sky and when sitting in our garden outside our kitchen, we have just a few chimneys and two roofs , a pretty village environment, If we wanted to live next to what is going to be tantamount to a prison wall, then maybe we would have moved to a city, not a pretty village house. Please see photo in annexe one
6. Bats witnessed flying in and out and most probably nesting in roof. We understand from a neighbour, there was a bat expert recently viewing the property in the early evening who confirmed he could see bats entering and leaving the roof of the property,
7. Not in keeping with the characterful houses and green frontages and gardens in Satchell Lane, loss of privacy and negative impact of the heritage assets of Satchell Lane.

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Annexe 1

Rough sketch of how the proposed hideous extension at the rear would look from our garden. Showing how the close proximity of the proposed over developed double rear extension, not in keeping with surrounding neighbours' houses, dwarfing our house and garden and taking our light with windows looking into our rear garden and rear bedroom- again not acceptable!

