

I am the owner occupier of 107 Satchell Lane next door to the application site at 109 Satchell Lane.

My assessments and objections to application **H/25/98931 (amended)** follow.

SUMMARY:

- A. Extant H/21/92099 should not be considered fall back due to non-compliant validation/inaccuracies
- B Detrimental to the street scene – dominant, overbearing & out of character with neighbourhood.
- C The mass of the rear dormer converts the property to 3 storeys – the SPD CAA only identifies 1, 1.5 and 2 storey properties.
- D. Impact on neighbours by overlooking, shadowing and loss of light
- E. Materials proposed are incongruous with surroundings & add to overbearing and dominant massing.
- F. Loss of residential amenity and privacy.
- G. Contrary to SPD CAA – site lies within Character Area BHH32
- H. Subsidence risk and risk to integrity of property.

OBJECTIONS:

1. **The extant H/21/92099** should not be considered as fall back due to non-compliant validation.

The EBC 'Guide to the Planning Process' is quite clear. The Location Plan should show surrounding properties likely to be affected and at least two street names. Section drawings should be provided where there is a change in levels or on a sloping site. Both have been ignored in all 4 applications leading to inaccuracies in reports and in one case possibly affecting the outcome.

109 Satchell Lane is on an elevated slope and is 3m above the Close which it directly abuts at the rear. It is also 3m above the ground level of 113 Satchell Lane.

The applicant has had 3 yrs to execute the extant plans and chosen not to.

No materials are listed in the extant plans.

2. **RIDGE HEIGHT:** I have been advised that the ridge height on the existing property is 0.5 m below the minimum required to convert to habitual rooms. I suggest this is why the 2021 permitted plan has not been executed.

H/24/97402 was refused because the increase in ridge height would result in unacceptable bulk and massing.

There are also anomalies in the submitted plans i.e. between the H/21/92099 and H/25/98931 - SEE PARAGRAPH 11 of this document.

Refer to Appendix 1 already submitted and viewable on the EBC Planning portal.

3. **STREET SCENE:** The submitted street scene is a blatant misrepresentation in an attempt to make the scale of the proposed elevations more palatable. Note that 113 Satchell Lane is sited on ground 3m below 107, 109 and 111. The photograph below shows that the roofline of 113 is below the ridge line of the single storey bungalow of 111.

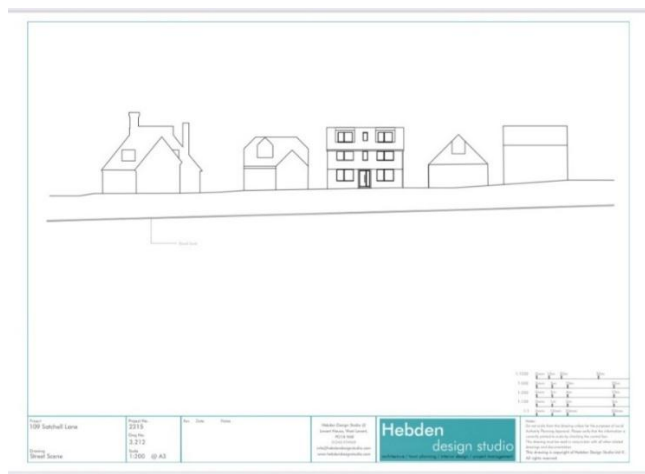


109 left

111 centre

113 right

The submitted street scene plan below shows the existing roofline of 113 to be in line with the proposed roofline of 109 - this is false representation.



105 Far left

107 left

109 centre

111 Rt

113 far Rt

The street scene shows that the highest point of 105 would be of similar ridge height to what is proposed i.e. the extant H/21/92099. However 105 is more suitably distanced away from neighbouring dwellings with a hipped roof which slopes away from shared boundaries lessening any overbearing. (taken from EBC case officer's report)

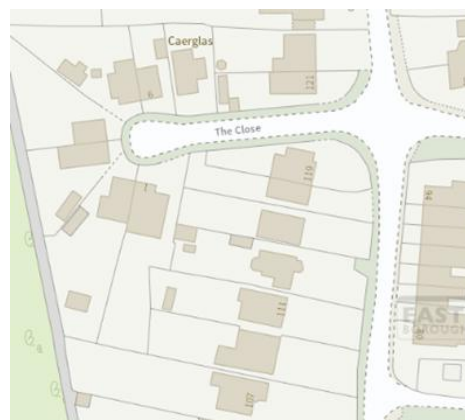
4. **TOPOGRAPHY:** There is no topographic survey to accurately deal with the change in land levels across the site for any of the applications. This leads to uncertainty as to the baseline of the heights shown and how the scheme will be delivered.

5. **LOCATION PLAN:** The location plan submitted with this application is non-compliant. The location plan should show all affected neighbouring properties and at least two road names. A compliant location plan would show that 109 overlooks the Close, specifically number one. Given the 3m drop to the Close this proposal is particularly overbearing to the properties in the Close. A compliant location plan would also have avoided inaccuracies on previous EBC reports that the application property overlooks open countryside and abuts a ROW. The validation list is there for a reason.

Extract from report for Extant H/21/92099 “The rear dormers would also not directly overlook any neighbouring properties to the rear as this land is open space and designated countryside”



Location plan submitted with 25/98931



Compliant location plan example

6. **DORMERS/3 STOREYS:** The flat roof front dormers are poor design and out of keeping with the surroundings in a character appraisal area. The rear dormers still take up more than 50% of the roof area and therefore constitute a 3rd floor, totally out of keeping with the surrounding properties. The SPD CAA identifies only 1, 1.5 and 2 storey properties. The effect of this proposal which be an ugly, square box overlooking surrounding character properties particularly the Victorian cottages opposite.

The gabled dormers on the extant plans would at least mitigate the proposed bulk and massing.

7. **RISK OF SUBSIDENCE:** 107, 109 and 111 were all originally single storey bungalows. As such they were built on footings suitable for a single storey dwelling. Combined with the unstable ground in the area this presents a risk of subsidence to both the application property and the neighbours. There is also a risk that the weight of the 3rd storey proposed in this application will finally prove to be too much on the original footings and cause the building to fracture.

8. **MATERIALS:** The materials proposed would be incongruous to the surrounding properties. Grey slate, grey slip bricks, grey wood effect cladding, grey aluminium dormer cheeks, grey fenestration. With the flat roof dormers back & front the effect would be an ugly grey box. The proposed wood cladding on the side elevations with exacerbate the loss of light to my bedroom (see para 9 & 10) and to the living spaces of 111. The site lies within Character Area BHH32 in the adopted Supplementary Planning Document Character Area Appraisal for Hamble which states that design should be:

- well integrated in terms of various criteria including mass, scale, materials both itself and in relation to adjoining buildings, spaces and views.

A possible comparison could be made with some other properties at the beginning of Satchell Lane. However those properties are only 2 storeys and the 2nd floor is with the Apex of the roof.

9. **LOSS OF LIGHT & OVERBEARING:** Converting the roofline from cropped hip to gable end will increase the side elevation height from 6.23m to 7.63m. That is a minimum increase 1.4m. If the ridge line needs to go 0.5m higher to achieve the minimum required height the side elevation would increase by 1.9m.

This will increase the overall scale, bulk and mass of the application property, at a distance of just .75m from my boundary and 1.8m between the side elevations of 107 and 109. This will have an overbearing impact when viewed from my property.

This increase in bulk will make the building more dominant in the street and would be overbearing and out of character with the general neighbourhood.

The increased minimum 1.4m height on the side elevation will increase the overshadowing and loss of daylight to a ground floor bedroom in my property, a habitable room, which is served by a side facing window only. This development would therefore adversely affect this window and cause harm.

10. **LOSS OF AMENITY:** 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.

11. **LACK OF TRANSPARENCY:** The ridge height overlay (blue dashed line) on the original proposed elevation plan for 25/98931 purporting to show the '2021' consent is inaccurate. The plan shows no change in ridge height from 2021, where clearly there is a proposed increase of 0.24m or 0.55m depending on whether the ground to ridge height measurement is taken from the proposed side elevations or the front and back elevations.

Even allowing for some small tolerances in the use of measuring tools etc, the discrepancies are such that the plans are internally contradictory and cannot be relied upon to provide accurate details of what is proposed. This puts into question all submitted plans and information.

12. **SPD Quality Places:** 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.

The Guidance 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. This is defined in the SPD CAA as 1, 1.5 and 2 storeys. At three storeys the proposed schemes on this prominent elevated site are contrary to the character assessment for the local area and would have a detrimental impact on the character of the area and street scene.

Paragraph 134 of the NPPF states *'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents'*.

See Appendix 2 Planning Policy Extracts already submitted and available on EBC portal.

13. **EXTRACT FROM Hamble Parish Council objection to extant plans:**

In making our comments we have given regard to the EBC Emerging Local Plan 2016 – 2036, the NPPF and PPG14 EBC Local Plan 2016- 2036 DM1 which states that where possible [applications] should enhance:

a. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast; take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views.

CONCLUSION: In conclusion, the proposed scheme IS (a) out of character with the local area and (b) would result in an unacceptable loss of residential amenity. H/25/98931 (amended) IS therefore contrary to the SPD guidance policy DM1 and the provisions of the NPPF and it is requested that this application be refused.

****** SUPPORTING PHOTOGRAPHS on the final pages of this document***

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 enable a proper assessment of the impact.

SUPPORTING PHOTOGRAPHS:



107 Left pic showing already overbearing 109 on RT



Aerial pic – 109 centre

Showing close proximity to 107 and 111



Daffodil terrace opposite 109 Satchell Lane