Development Management
Application No F/14/73933
Your ref
Please ask for David Huckfield
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Miss Liz Webb
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Southampton
SO15 5GF

17 March 2014

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/14/73933

In pursuance of their powers under the above Act and in accordance with your application received on 21 January 2014

the Council, as Local Planning Authority hereby REFUSE PLANNING PERMISSION for the following :

Description: Construction of two storey front extension, addition of pitched roof to existing two storey front extension and alterations to front porch.
Site: 9 Maytree Road, Chandler's Ford, Eastleigh, SO53 5RT

For the following reasons:
(1) The proposed development due to its siting, design, massing and scale would create an incongruous feature at odds with the appearance of neighbouring properties and which would result in the application dwelling appearing unduly prominent within the street scene, to the detriment of the character and pattern of development within the locality. As such the proposals are considered to be contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM1 of the Revised Draft Eastleigh Borough Local Plan 2011-2029, and Section 7 of the National Planning Policy Framework.

(2) Insufficient information has been provided to demonstrate that the protected Sweet Chestnut Trees within the curtilage of Nos. 9 and 11 Maytree Road, which form an important and attractive feature within the locality, could be adequately protected during the build process and that the development would not adversely damage the health of these trees. As such the proposal is considered to be contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and Policy DM1 of the Revised Draft Eastleigh Borough Local Plan 2011-2029.

Note to Applicant: The application was refused follwing the consideration of the following plans: Loc 1 (Location Plan), 13/88/01, 13/88/02, 13/88/03, 13/88/04, 13/88/05, 13/88/06, 13/88/07.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)