Development Management
Application No F/14/74290
Your ref
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30 May 2014

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

Application No. F/14/74290

In pursuance of their powers under the above Act and in accordance with your application received on 7 April 2014

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

Description: One and two storey side extension to be used as an annexe
Site: 7 Wrights Walk, Bursledon, Southampton, SO31 8FQ

For the following reasons:
(1) The siting, design and massing of the proposed two storey extension would create an unattractive and incongruous feature at odds with the appearance of the house and terraced row and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011], Policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan [2011-2029] and The National Planning Policy Framework.

(2) The siting, design and massing of the proposed two storey extension would adversely affect the outlook from, and light available to, the residents of the adjoining dwellings at 19 & 20 Lewins Walk. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011], Policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan [2011-2029], The National Planning Policy Framework, and Quality Places Supplementary Planning Document.

(3) The proposed development would be deficient in on site car parking and/or private amenity space and so would amount to an overdevelopment of the site, which would be detrimental to the amenity of the residents and would encourage the parking of vehicles on the public highway causing a hazard to road users. As such the proposal is contrary to Saved Policies 59.BE & 104.T of the Eastleigh Borough Local Plan Review [2001-2011], Policies DM1 & DM24 of the Revised Pre-Submission Eastleigh Borough Local Plan [2011-2029], The National Planning Policy Framework, Residential Parking Standards Supplementary Planning Document and Quality Places Supplementary Planning Document.

Note to Applicant: The application was refused following the assessment of the following plans: 10250:01, 10250:02, 10250:03, 10250:04, 10250:05.

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)