Development Control
Application No F/13/72211
Your ref
Please ask for Kitty Budden
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Hours of work Mon-Thurs 9-5 Fri 9-4.30
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Construction Services
48 Brownhill Road
Chandler's Ford
SO53 2EE

08 May 2013

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

Application No. F/13/72211

In pursuance of their powers under the above Act and in accordance with your application received on 13 March 2013

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

Description: First floor rear extension
Site: 26 Eastleigh Road, Fair Oak, Eastleigh, SO50 7JB

For the following reasons:

(1) The proposed development, due to its design, depth, massing and materials, would create an unattractive and incongruous feature at odds with the appearance of the house and neighbouring properties and detrimental to the character and appearance of the area and the visual amenity of the street scene. As such the proposed development is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011].

(2) The proposed extension, due to its depth and height, results in an overbearing and intrusive development, adversely impacting the outlook from, light available to, and level of overlooking on, the residents of the nearby dwellings. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and Quality Places Supplementary Planning Document.

Note to Applicant: The application was refused following the assessment of the following plans: [Location, Block, SM/01/13 1].

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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)