Development Control
Application No F/13/73278
Your ref
Please ask for Gary Osmond
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Paul Davies
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SO53 2EE

08 November 2013

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

Application No. F/13/73278

In pursuance of their powers under the above Act and in accordance with your application received on 16 September 2013

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

Description: Two storey front and side extension
Site: 219 Passfield Avenue, Eastleigh, SO50 9NE

For the following reasons:
(1) The two storey front and side extension, by virtue of the resulting mass, form, scale and design is not considered to be sympathetic or subservient to the application dwelling and would introduce a feature of unwelcome prominence within the existing street scene, unbalancing the run of terraced dwellings and the strong formal arrangement at the junction between Locksley Road and Passfield Avenue to the detriment of the character and visual amenity of the immediate area, as well as the appearance and character of the application dwelling. The proposal is therefore 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 Supplementary Planning Documents 'Quality Places' and 'Character Area Appraisals - Eastleigh'.

(2) The proposed development, by virtue of the enlarged footprint and floor area will result in insufficient usable private amenity area for the resulting dwelling, to the detriment of the residential amenity of occupiers of the dwelling and 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 Supplementary Planning Document 'Quality Places'.

(3) The proposed development cannot provide the three on-site parking spaces for the resulting 4/5 bedroom dwelling, as is required by Supplementary Planning Document 'Residential Parking Standards'. The proposal is therefore considered to be contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM24 of the Revised Draft Eastleigh Borough Local Plan 2011-2029 and the above mentioned document.

Note to Applicant: This application has been determined based on the following submitted plan numbers: 1, 2 & 3.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)