Development Control
Application No F/14/73858
Your ref
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27 February 2014

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

Application No. F/14/73858

In pursuance of their powers under the above Act and in accordance with your application received on 6 January 2014

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

Description: Single storey rear extension, following demolition of existing conservatory
Site: 30 Chalmers Way, Hamble-Le-Rice, Southampton, SO31 4LR

For the following reasons:
(1) The proposed extension, by way of its scale, height, positioning and excessive depth, would result in a form of development which would not be in sympathy with the existing dwellinghouse and which will have an overbearing and oppressive visual impact on the occupiers of the adjoining neighbouring property, No. 29 Chalmers Way, to the detriment of their enjoyment and use of their private rear amenity space as well as their level of outlook from the rear windows of their property. The application 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 Pre-Submission Eastleigh Borough Local Plan 2011-2029, as well as the Council's adopted Quality Places Supplementary Planning Document.

(2) Insufficient information has been provided to demonstrate that sufficient and adequate off-road parking can be provided on site to serve the development. The proposals are therefore considered to fail to provide a satisfactory layout for vehicles and will accordingly and unacceptably increase the level of on-street parking within

Chalmers Way, contrary to the requirements of Saved Policy 59.BE of the Eastleigh Borough Local Plan Review 2001-2011, Policy DM24 of the Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029, as well as the Council's adopted Residential Parking Standards Supplementary Planning Document.

Note to Applicant: The application was refused following the assessment of plan number: 01.

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)