Development Control
Application No F/12/71804
Your ref
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01 February 2013

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

Application No. F/12/71804

In pursuance of their powers under the above Act and in accordance with your application received on 19 December 2012

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

Description: First floor rear extension, alterations to bay at front and detached garage/workshop at rear
Site: 117 Cranbury Road, Eastleigh, SO50 5HE

For the following reasons:

(1) The proposed extension is of excessive depth adversely affecting the outlook from, and light available to, the residents of the adjoining dwelling. This is contrary to saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and policy DM1 of the Pre-submission Eastleigh Borough Local Plan (2011-2029) and adopted Quality Places Supplementary Planning Document (Nov 2011).

(2) The proposed detached garage/workshop, by virtue of its height, size and scale would introduce a feature of unwelcome prominence within the existing street scene and would be at odds with the prevailing character of this section of Blenheim Road, to the detriment of the character and visual amenity of neighbouring properties and the surrounding area. The proposal is therefore considered to be contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), emerging Policy DM1 of the Pre-submission Local Plan (2011-2029) and Supplementary Planning Document: Character Area Appraisals - Eastleigh.

(3) The proposed garage/workshop by reason of its mass, scale, design, siting and excessive depth would represent an overdevelopment of the plot to the detriment of the character and appearance of the area and would result in a significant loss of usable private amenity space to the detriment of the current and future occupants. This is contrary to saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and policy DM1 of the Pre-submission Eastleigh Borough Local Plan (2011-2029) and adopted Quality Places Supplementary Planning Document (Nov 2011).

Note to Applicant: The application was refused following the assessment of the following plans:A1/117CR/01/RevA, A2/117cr/02/RevA, A4/117CR/03/RevA, A4/117CR/04/RevA

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough council take 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)