Development Management
Application No F/15/77608
Your ref
Please ask for Charlotte Haines
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Mr Leon Flemons
39 Hindmarch Crescent
Hedge End
Southampton
SO30 0AN

19 January 2016

**Town and Country Planning Act 1990**
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No. F/15/77608

In pursuance of their powers under the above Act and in accordance with your application received on 7 December 2015

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

**Description:** Conversion of attached garage into habitable accommodation
**Site:** 39 Hindmarch Crescent, Hedge End, Southampton, SO30 0AN

For the following reasons:
(1) The proposed conversion of the garage into habitable accommodation would result in the loss of on-site parking provision to a level below that required by the Council's Supplementary Planning Document 'Residential Parking Standards', to the detriment of the amenity of surrounding properties and highway safety. The application is therefore considered to be contrary to saved Policy 59.BE of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policies DM1 & DM24 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, and the above mentioned Supplementary Planning Document.

Note to Applicant: The application was refused following the assessment of the following plans: LOC 01, BLO 02, 03 & 04.

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.

All references to the Submitted Eastleigh Borough Local Plan relates to the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)