Development Management
Application No F/16/79723
Your ref
Please ask for Jagdeep Birk
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Mr M Harvey
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03 February 2017

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

Application No. F/16/79723

In pursuance of their powers under the above Act and in accordance with your application received on 12 December 2016

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

Description: Two storey side & rear extension, single storey extension & front dormer window
Site: 54 Lower Northam Road, Hedge End, Southampton, SO30 4FQ

For the following reasons:
(1) The proposed two storey side & rear extension, single storey side extension & front dormer window by way of the scale, height, siting, excessive depth and overall appearance would not be subservient or sympathetic to the scale and character of the application dwelling and would introduce a form of development which is out of context with the prevailing character, pattern and form of development. The proposal is contrary to, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, Supplementary Planning Guidance: Quality Places (2011).

(2) The proposal due to its design, massing and siting will have an overbearing and oppressive visual impact to the occupiers of 52 Lower Northam Road. The proposal is contrary to Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1,(the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011).

Note to Applicant: The application was refused following the assessment of the following plans:
LOWER001, LOWER002, LOWER003

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.

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Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)