Development Management
Application No F/14/75626
Your ref
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Mark Tuson
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21 January 2015

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

Application No. F/14/75626

In pursuance of their powers under the above Act and in accordance with your application received on 26 November 2014

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

Description: Single storey rear extension, two storey front, side & rear extension, including formation of dormer windows on front elevation & windows & roof lights to second floor level
Site: 41 Satchell Lane, Hamble-Le-Rice, Southampton, SO31 4HF

For the following reasons:
(1) The proposed development, owing to its resulting height, mass, form, scale and design, is neither subservient nor sympathetic to the existing dwelling, would unacceptably unbalance the semi-detached pair of properties that it forms part of and would introduce a feature of unwelcome prominence to the street scene, to the detriment of the character and visual amenity of this section of Satchell Lane. As such the proposals are considered to be contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029 (July 2014), and Section 7 of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: MT/Dencher/1 Rev A.

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)