Development Management
Application No F/16/79246
Your ref
Please ask for Rosie Rivers
Direct dial 023 8068 3837
Hours of work Tue, Wed, Fri 9-5, Thu PM
e-mail rosie.rivers@eastleigh.gov.uk

Mr P Davies
Construction Services
48 Brownhill Road
Chandlers Ford
SO53 2EE

05 December 2016

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

Application No. F/16/79246

In pursuance of their powers under the above Act and in accordance with your application received on 10 October 2016

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

Description: Single storey side and rear extensions and alteration to roof to provide first floor living accommodation, including an increase to ridge height and front and rear dormer windows
Site: 132 Hiltingbury Road, Chandler's Ford, Eastleigh, SO53 5NS

For the following reasons:
(1) The proposed development due to the size, scale, form and increase in height of the roof, would create unsympathetic alterations to the dwelling, resulting in dominant additions to the host property. In addition the proposal would be overly prominent in the street scene, detrimental to the character of the surrounding area. As such the proposed development is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan 2001-2011, Policy DM1 of the submitted Eastleigh Borough Local Plan 2011-2029, the Chandler's Ford and Hiltingbury Character Area Appraisal SPD and Section 7 of the National Planning Policy Framework.

(2) The proposed development due to the position and number of first floor windows in close proximity to the neighbouring property would result in perceived overlooking and result in an unneighbourly relationship to the occupiers of 134 Hiltingbury Road, detrimental to their amenity. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan 2001-2011 and Policy DM1 of the submitted Eastleigh Borough Local Plan 2011-2029.

Note to Applicant: The application was refused following the assessment of the following plans: Rid/01/16, 2, 3, 4, 5.

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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)