Development Management
Application No F/15/76072
Your ref
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18 May 2015

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

Application No. F/15/76072

In pursuance of their powers under the above Act and in accordance with your application received on 23 March 2015

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

Description: Construction of a detached 5 bed dwelling and detached double garage with first floor accommodation following demolition of existing terrace dwellings
Site: Flats 1-3 Wessex Manor, Satchell Lane, Hamble-Le-Rice, Southampton, SO31 4HS

For the following reasons:
(1) The proposed development by reason of its siting, design and excessive scale would result in an unacceptable and disproportionate built form in an area of countryside which would unduly diminish and undermine the physical and visual qualities of the surrounding local gap. The proposals are therefore contrary to Saved Policies 1.CO and 3.CO of the Eastleigh Borough Local Plan Review 2001-2011 and Policy S9 of the Submitted Eastleigh Borough Local Plan 2011-2029.

(2) The proposed development by reason of its siting, inappropriate design, and excessive scale, height, bulk and massing, is considered to fail to take appropriate account of its immediate context, being disproportionate in size and visually incongruous with neighbouring properties and having a significantly and unacceptably greater physical and visual impact on the character and appearance of its countryside surroundings than the existing building that it would replace. The proposals are

therefore contrary to Saved Policies 8.CO and 59.BE of the Eastleigh Borough Local Plan Review 2001-2011 and Policies DM1 and DM26 of the Submitted Eastleigh Borough Local Plan 2011-2029.

Note to Applicant: The application was refused following the consideration of the following plans: 1341.01A, 1341 11D, 1341 12A, 1341 13C.

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)