Development Management
Application No F/15/76490
Your ref
Please ask for Jagdeep Birk
Direct dial 023 8068 8123
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Mr Victor Amaira
11 Dolphin Close
Bishopstoke
Eastleigh
SO50 8NG

31 July 2015

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

Application No. F/15/76490

In pursuance of their powers under the above Act and in accordance with your application received on 8 June 2015, the Council, as Local Planning Authority hereby REFUSE PLANNING PERMISSION for the following:

**Description:** Erection of detached garage, following removal of boundary wall
**Site:** 11 Dolphin Close, Bishopstoke, Eastleigh, Hampshire, SO50 8NG

For the following reasons:

(1) The proposed development by reason of the size and layout of the site and scale and form of development the proposal represents an inappropriate form of development that would: (i) appear overbearing, visually intrusive and detrimental to the outlook and amenities of existing residents; (ii) fail to provide sufficient and adequate external amenity space thus resulting in a poor quality living environment for the occupants. Taken together, these factors are considered to be symptomatic of a cramped and overdeveloped site which is out of character with the existing pattern of development in the neighbourhood. As such, the development would prove contrary to the provisions of saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), emerging policies DM1 and DM24 of the Submitted Eastleigh Borough Local Plan (2011-2029), and guidance contained within the adopted Quality Places Supplementary Planning Document (2011).

Note to Applicant: The application was refused following the assessment of the following plans: LOC01, BLO02, 5, K18X10-1

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)