Development Management
Application No F/15/75941
Your ref
Please ask for Julie Wellstead
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Mr T Harrison
Architectural Drawing Service
Freehills Cottage
Dodwell Lane
Bursledon
SO31 1AB

30 March 2015

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

Application No. F/15/75941

In pursuance of their powers under the above Act and in accordance with your application received on 30 January 2015, with subsequent amendments dated

24/02/15

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

Description: Erection of detached triple garage with work room above
Site: Hurley Heights, Dodwell Lane, Bursledon, Southampton, SO31 1AB

For the following reasons:
(1) The proposed triple garage would represent an undesirable intrusion into an area of countryside for which there is no overriding agricultural or planning justification. As such the proposal is contrary to saved policies 1.CO, 3.CO, 9.CO & 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and policies S9, DM1, DM24 and DM26 of the Submitted Eastleigh Borough Local Plan 2011-2029 (July 2014).

(2) The proposed triple garage due to its design, height and footprint is considered to be excessive in scale and mass and relates poorly to the main dwelling and its countryside setting. It would create an undesirable intrusion into an area of countryside, which would be detrimental to the character and appearance of the locality, physically and visually diminishing the local gap. The proposal fails to take full and proper account of the context of the site and is therefore contrary to National Planning Guidance and saved policies 1.CO, 3.CO, 9.CO & 59.BE of the Eastleigh

Borough Local Plan Review (2001-2011) and policies S9, DM1, DM24 and DM26 of the Submitted Eastleigh Borough Local Plan 2011-2029 (July 2014).

Note to Applicant: The application was refused following the assessment of the following plans: APS/2015/026A

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 20141.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)