Development Management
Application No F/15/76816
Your ref
Please ask for Clare Martin
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21 August 2015

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

Application No. F/15/76816

In pursuance of their powers under the above Act and in accordance with your application received on 30 June 2015

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

Description: Single storey rear, side and front extensions to include alterations to garage roof, first floor front extension with adjoining raised terrace, provision of balconies to rear with associated balustrading and elevational alterations and addition of render to exterior of property

Site: 3 Hill Place, Bursledon, Southampton, SO31 8AE

For the following reasons:
(1) The differing elements of the proposal would create a disjointed and unattractive design that would jar with the appearance of the house and would be detrimental to the character and appearance of Hill Place. As such the proposed development is 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] and guidance contained within the National Planning Policy Framework and Quality Places SPD.

(2) The position and size of the rear balconies would result in an unacceptable level of overlooking into the rear gardens of the adjoining house, which would detract from the residential amenity currently enjoyed by the occupiers of 4 Hill Place. As such the proposed development is 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] and guidance contained within Quality Places SPD.

(3) Based on the limited information received the proposed development has the potential to damage the health of the row of large protected trees at the rear of the site, which are an important and attractive feature within the locality. As such the proposal is 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] and guidance contained within Quality Places SPD.

Note to Applicant: The application was refused following the assessment of the following plans: BUC 141, BUC 142, BUC 143 Rev A9, BUC.144 Rev A9, BUC 145, BUC.146.

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)