Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/69713
Your ref
Please ask for Steve Nangreave
Direct dial 023 8068 8254
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail steve.nangreave@eastleigh.gov.uk

Mr R Lucas
Rbd
1 Cupernham Lane
Romsey
SO51 7JJ

25 November 2011

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

Application No. F/11/69713

In pursuance of their powers under the above Act and in accordance with your application received on 26 September 2011

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

Description: Two storey side extension with additional accommodation in roof space
Site: 1 St Austell Close, Bishopstoke, Eastleigh, SO50 6GQ

For the following reasons:

(1) The proposed development by reason of its scale, size and mass is not considered to be sympathetic or subservient to the application dwelling, thereby introducing a feature of unwelcome prominence to the detriment of the character and visual amenity of the surrounding area, in addition to undermining the appearance and character of the application dwelling. The proposal is therefore considered contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review 2001-2011.

(2) The proposed development would result in development at a two storey height across virtually the whole width of the plot resulting in a loss of space about the building to the detriment of the visual amenities and spatial characteristics of the street scene. The proposal is therefore considered to be contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review 2001-2011.

(3) The proposed development due to the levels difference with adjacent housing results in an overbearing and excessive building bulk to detriment of the visual

outlook and amenities of the occupiers of such property. The proposal is therefore considered to be contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review 2001-2011.

Note to Applicant: This application has been determined using the following submitted plan :01, 04



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)