Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70185
Your ref
Please ask for Gary Osmond
Direct dial 023 8068 8490
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail gary.osmond@eastleigh.gov.uk

A & B Design
Golden Hill
Belbins
Romsey
SO51 0PE

27 March 2012

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

Application No. F/12/70185

In pursuance of their powers under the above Act and in accordance with your application received on 13 December 2011

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

Description: Two storey side extension including re-sited single garage
Site: 6 Wychwood Grove, Chandler's Ford, Eastleigh, SO53 1FQ

For the following reasons:

(1) The first floor element of the proposed two storey side extension, by virtue of its resulting siting, height, width and depth would introduce a feature of unwelcome prominence within the existing street scene and interrupt the existing rhythm and spacing of development, to the detriment of the visual amenity and character of this section of Wychwood Grove. The proposal is therefore considered to be contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

(2) The first floor element of the proposed two storey side extension, by virtue of its height, width, depth and proximity to No.4 Wychwood Grove would result in an adverse impact to the outlook from the adjacent first floor bedroom window of this property, to the detriment of the residential amenity of its occupiers. The proposal is therefore considered to be contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

(3) Insufficient information has been submitted to demonstrate that the resulting development can adequately accommodate the three off-road parking spaces required to meet the requirements of the adopted Supplementary Planning Document

'Residential Parking Standards' and contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

Note to Applicant: This application has been assessed based on the following submitted plans: Loc 01, 11-WG-SK01, 11-WG-SP, 11-WG-P01,11-WG-PO2, 11-WG-EXE.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)