Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/69416
Your ref
Please ask for Nicola Reid
Direct dial 023 8068 8493
Hours of work Mon-Thurs 9-5, Fri 9-4.30
e-mail nicola.reid@eastleigh.gov.uk

Miss Karen Ward
75 Warren Avenue
Southsea
PO4 8PX

16 May 2012

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

Application No. F/11/69416

In pursuance of their powers under the above Act and in accordance with your application received on 22 August 2011

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

**Description:** Erection of 3 bedroom detached dwelling with parking, cycle & refuse store
**Site:** Land To The Front Of Astons, 131a Satchell Lane, Hamble-Le-Rice, Southampton, SO31 4HP

For the following reasons:

(1) The scale, siting and design will result in a property that is unsympathetic and out-of-keeping with its surroundings, to the detriment of the character and appearance of the street scene and wider locality. The proposal is therefore considered to conflict with saved policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and the guidance contained within Supplementary Planning Document: Quality Places and the National Planning Policy Framework.

(2) The proposal, due to the scale and siting, will adversely affect the ameniies of the occupiers of No129 Satchell Lane in terms of loss of light and having a visually overbearing and enclosing impact. The proposal is therefore considered to conflict with saved policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and the guidance contained within the Supplementary Planning Document: Quality Places.

(3) The proposal does not make contributions towards the provision of essential off-site open space works, community infrastructure or sustainable transport works, the need for which will increase as a direct result of the development proposed. The proposal is therefore contrary to Saved Policies 191.IN, 101.T & 147.OS of the Eastleigh Borough Local Plan Review 2001-2011 & Supplementary Planning Document: Planning Obligations.

Note to Applicant: The application was refused following the assessment of the following plans:11-01-100/P1, 11-01-101/P1, 11-01-102/P1, 11-01-103/P1



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)