Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/70036
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

Mr A Looker
Andy Looker Design
181 Redhill Drive
Bournemouth
BH10 6AH

20 March 2012

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

Application No. F/11/70036

In pursuance of their powers under the above Act and in accordance with your application received on 15 December 2011, with subsequent amendments dated

19/01/2012

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

Description: First floor & two storey rear extension with side dormer windows & roof lights
Site: 34 Yardley Road, Hedge End, Southampton, SO30 0HQ

For the following reasons:

(1) The proposal, due to the design, scale and siting would result in an awkward and bulky form of development that is unsympathetic to the original dwelling, unbalances the pair of semi-detached properties to the detriment of the character and appearance of the street scene. The proposal is therefore considered to conflict with the provisions of saved policy 59.BE of the Eastleigh Borough Local Plan Review and the guidance contained within Planning Policy Statement 1.

(2) The proposed rear extensions, due to their scale, design and siting, will result in an overbearing, enclosing and visually intrusive form of development, to the detriment of the amenities of the occupiers of the adjacent property, No 36 Yardley Road. The proposal is therefore in conflict with provisions of Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

This planning decision is in accordance with the following approved plans numbered: 11-001 Rev B, 11-002 Rev B, 11-003.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)