Development Management
Application No F/17/79839
Your ref
Please ask for Jagdeep Birk
Direct dial 023 8068 8123
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Mr K Reynolds
Green Acres
Blind Lane
West End
Southampton
SO30 2HJ

08 March 2017

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. F/17/79839

In pursuance of their powers under the above Act and in accordance with your application received on 12 January 2017

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

Description: Construction of detached garage with first floor accommodation above
Site: Green Acres, Blind Lane, West End, Southampton, SO30 2HJ

For the following reasons:
(1) The proposed detached garage owing to its height, scale, and siting, is considered to be an unsubservient and obtrusive visual feature which will appear unduly visually prominent from surrounding views and notably overdominant of the property frontage, to the detriment of the character of the Blind Lane street scene and the surrounding countryside. The proposal is therefore deemed to be contrary to Saved Policies 9.CO and 59.BE of the Eastleigh Borough Local Plan Review, Policies S9, DM1 and DM26 of the Submitted Eastleigh Borough Local Plan 2011-2029, and the provisions of Section 7 of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: WEB29786, Loc 01, Blo 02, Blo 03.

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.



Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)