Development Management
Application No F/15/76280
Your ref
Please ask for Jagdeep Birk
Direct dial 023 8068 8123
Hours of work Mon-Thurs 9-5, Fri 9-4.30
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Mr Michal Smith
7 Ruskin Road
Eastleigh
SO50 4JR

01 July 2015

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

Application No. F/15/76280

In pursuance of their powers under the above Act and in accordance with your application received on 17 April 2015

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

Description: Construction of detached single garage
Site: 7 Ruskin Road, Eastleigh, Hampshire, SO50 4JR

For the following reasons:
(1) The proposed garage, by reason of its mass, scale, design and siting would create a visually obtrusive and incongruous feature to the detriment of the character and appearance of the locality. As such the proposal is contrary to Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1(the Submitted Local Plan) comprising: Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance : Eastleigh Character Area Appraisal (2008).

Note to Applicant: The application was refused following the assessment of the following plans: Loc 01, Blo 02, 1, 2, 3, 4.

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.

All references to the Submitted Eastleigh Borough Local Plan relates to the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, comprising:
- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014



Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)