Development Management
Application No F/17/79914
Your ref
Please ask for Jagdeep Birk
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Sanders Design Services Ltd
95 Cedar Road
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SO45 3PX

14 March 2017

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

Application No. F/17/79914

In pursuance of their powers under the above Act and in accordance with your application received on 17 January 2017

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

Description: Construction of single storey front extension, access steps and landing/terrace
Site: 25 Stourvale Gardens, Chandler's Ford, Eastleigh, SO53 3NE

For the following reasons:
(1) The proposed single storey front extension due to its siting, design, scale, and subsequent loss of space around the building would create an unattractive and incongruous feature at odds with the appearance of the house, neighbouring properties and detrimental to the character and pattern of development within Stourvale Gardens. The proposal is contrary to, National Planning Policy Framework, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1, as well as Supplementary Planning Document Quality Places.

Note to Applicant: The application was refused following the assessment of the following plans: farr sht 1 Rev X, farr sht 2 Rev X, farr sht 3 Rev X, farr sht 4 Rev X.

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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)