Development Management
Application No C/16/78177
Your ref
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27 May 2016

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

Application No. C/16/78177

In pursuance of their powers under the above Act and in accordance with your application received on 30 March 2016

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

Description: Conversion of garage to provide one bedroom annexe including 1no. dormer window to front (amended description)
Site: 6 Liberty Row, Meadow Lane, Hamble-Le-Rice, Southampton, SO31 4RR

For the following reasons:
(1) The development, due to its layout and visual appearance would result in a development that is out of keeping with the neighbouring development in the locality and which would have a harmful impact upon the character of this section of Meadow Lane and the Hamble Conservation Area. The application is therefore considered to be contrary to Saved Policies 59.BE and 169.LB

(2) The proposed development fails to make provision for on-site car parking in accordance with the requirements of the Council's adopted Residential Parking Standards Supplementary Planning Document. It is considered that the development would result in an increase in on-road parking in the locality to the detriment of highway safety. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review 2001-2011 and Policy DM24 of the Submitted Eastleigh Borough Local Plan 2011- 2029.

Note to Applicant: The application was refused following the assessment of the following plans: 0, 01, 02, 03, 04, 05, 06.

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)