Development Management
Application No F/15/77472
Your ref
Please ask for David Huckfield
Direct dial 023 8068 8811
Hours of work Mon-Fri 9-5
e-mail david.huckfield@eastleigh.gov.uk

Ian Marshall
5 Lyne Place
Horndean
Waterlooville
PO8 9TP

16 December 2015

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

Application No. F/15/77472

In pursuance of their powers under the above Act and in accordance with your application received on 30 October 2015

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

Description: Two storey extension to existing garage with first floor windows and roof lights
Site: Gunners Keep, Portsmouth Road, Bursledon, Southampton, SO19 9PW

For the following reasons:
(1) The proposed development, owing to its inappropriate design, siting, external materials, and excessive size, scale and height, will result in a structure that is both disproportionate and unsubservient to the host dwelling and which will appear unduly visually prominent from surrounding views, physically and visually diminishing the Strategic Gap and having a detrimental impact upon the character of the countryside and surrounding area. The application is therefore contrary to Saved Policies 2.CO, 9.CO and 59.BE of the Eastleigh Borough Local Plan Review 2001-2011, Policies S9 and DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, and the provisions of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: 1, 2, 3.

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

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)