Development Management
Application No F/16/79451
Your ref
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Christopher Pitt
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16 December 2016

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

Application No. F/16/79451

In pursuance of their powers under the above Act and in accordance with your application received on 24 October 2016

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

Description: Two storey side extension, loft conversion & flat roof dormer window to rear
Site: 3 Meynell Close, Eastleigh, SO50 9DZ

For the following reasons:

(1) The two storey side extension and rear dormer, owing to its siting, size and form, would result in an unsympathetic alteration to the roof, resulting in a visually intrusive feature to the host dwelling and streetscene. The proposal is therefore contrary to the Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, the 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), and Supplementary Planning Guidance: Eastleigh Character Area Appraisal (2008).

Note to Applicant: The application was refused following the assessment of the following plans: D01.

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)