Development Management
Application No F/15/76437
Your ref
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25 June 2015

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

Application No. F/15/76437

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

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

Description: One and a half storey side and rear extension to existing garage to provide habitable accommodation
Site: 28 Sovereign Way, Eastleigh, SO50 4SA

For the following reasons:
(1) The proposed development due to its siting, design, and excessive size and scale, would appear cramped and disproportionate in nature and as an unduly visually prominent, incongrous and discordant feature within the street scene, to the detriment of its prevailing character. As such the proposed development is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review 2001-2011, Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, as well as Section 7 of the National Planning Policy Framework.

(2) The proposal is considered to form an independent unit of accommodation, due to its physical detachment, size and free-standing, self-contained nature. In this regard the development is considered to be poorly laid out, at odds with the prevailing characteristics and pattern of residential development within the locality, to provide inadequate amenity space, parking and bin and cycle storage, and to be unduly harmful to residential amenity. The proposals are therefore contrary to Saved Policies 28.ES, 59.BE, and 104.T of the Eastleigh Borough Local Plan 2001-2011, Policies

DM1 and DM24 of the Submitted Eastleigh Borough Local Plan 2011-2029, as well as Paragraph 17 and Section 7 of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: PL/01 Revision A.

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)