Development Management
Application No F/15/77578
Your ref
Please ask for Gary Osmond
Direct dial 023 8068 8490
Hours of work Mon-Fri 9-5
e-mail gary.osmond@eastleigh.gov.uk

Unsted Design
16 Hazel Close
Chandler's Ford
Eastleigh
SO53 5RF

12 January 2016

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

Application No. F/15/77578

In pursuance of their powers under the above Act and in accordance with your application received on 17 November 2015

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

Description: Single storey rear extension
Site: 28 Windmill Lane, Bursledon, Southampton, SO31 8BE

For the following reasons:
(1) The proposed single storey rear extension, by virtue of its excessive depth, would result in an unacceptable impact upon the outlook from the rear of No.26 Windmill Lane to the detriment of the residential amenity of occupiers of this property. As such the application is considered to be contrary to saved Policy 59.BE of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029 and the Council's 'Quality Places' Supplementary Planning Document.

(2) The proposed single storey rear extension, by virtue of its excessive depth, would not be subservient or sympathetic to the scale and character of the application dwelling and would introduec a form of development which is out of context with the prevailing character, pattern and form of development along this section of Windmill lane to the detriment of the visual amenity and character of the area. As such the application is considered to be contrary to saved Policies 9.CO & 59.BE of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policies DM1 & DM26 of the Submitted Eastleigh Borough Local Plan 2011-2029 and the Council's 'Quality Places' Supplementary Planning Document.

Note to Applicant: The application was refused following the assessment of the following plans: 001, 002, 003 & 004.

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



Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)