Development Management
Application No F/17/80074
Your ref
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07 April 2017

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

Application No. F/17/80074

In pursuance of their powers under the above Act and in accordance with your application received on 20 February 2017

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

Description: Alterations to existing rear outbuilding to form first floor living accommodation
Site: 60 Chamberlayne Road, Eastleigh, SO50 5JH

For the following reasons:

(1) The resulting development proposed, by virtue of its height, size and scale would introduce a feature of unwelcome prominence within the existing street scene and would be at odds with the prevailing character of this section of Blenheim Road, to the detriment of the character and visual amenity of neighbouring properties and the surrounding area. The proposal is therefore considered to be 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, July 2014, and Supplementary Planning Documents 'Quality Places' and 'Character Area Appraisals - Eastleigh'.

(2) The resulting development proposed, by virtue of its height, size, scale and position of roof lights would result in an unacceptable degree of overlooking/loss of privacy and visual intrusion, to the detriment of the amenity of neighbouring properties, particularly No.58 Chamberlayne Road. The proposal is therefore considered to be 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, July 2014, and Supplementary Planning Document 'Quality Places'.

(3) The resulting development would result in a reduction of internal space to the existing garage which would not meet the Council's space standards to be considered as being sufficient for usable off-street parking. This would result in a loss of on-site parking which would increase pressure for on-street parking, to the detriment of the amenity of neighbouring properties. The proposal is therefore considered to be contrary to saved Policies 59.BE & 104.T of the Eastleigh Borough Local Plan Review (2001-2011), Policies DM1 & DM24 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, and Supplementary Planning Document 'Residential Parking Standards'.

Note to Applicant: The application was refused following the assessment of the following plans: 323/02/01, 323/02/02, 323/02/03 & 323/02/04.

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)