Development Management
Application No F/16/79718
Your ref
Please ask for Clare Martin
Direct dial 023 8068 8256
Hours of work Tues-Fri 8.30 - 14.30
e-mail clare.martin@eastleigh.gov.uk

Terry Marston
Martech Building Design Ltd
27 Battery Hill
Bishops Waltham
SO32 1BS

06 February 2017

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

Application No. F/16/79718

In pursuance of their powers under the above Act and in accordance with your application received on 12 December 2016

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

Description: Two storey side extension, single storey front extension & single storey rear extension
Site: 30 Chichester Close, Hedge End, Southampton, SO30 2GQ

For the following reasons:
(1) The proposed development due to its siting, design, massing and scale would create an unattractive and incongruous feature at odds with the appearance of house and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to Policy 59.BE of the Eastleigh Borough Local Plan (2001-2011), Policy DM1 of the Submitted Eastleigh Borough Local Plan (2011-2029) and guidance contained with the National Planning Policy Framework and the Council's Quality Places SPD.

(2) The proposed development would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook and amenities enjoyed by the residents of 1 Navigator's Way. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and Quality Places: Supplementary Planning Document.

(3) The proposed development fails to provide adequate provision for on site car parking [and manoeuvring] which would encourage the parking of vehicles on the

public highway and so interrupt the free flow of traffic and cause a hazard to road users. As such the proposal is contrary to Policies 59.BE & 104.T of the Eastleigh Borough Local Plan (2001-2011), Policies DM1 & DM24 of the Submitted Eastleigh Borough Local Plan (2011-2029) and guidance contained with the National Planning Policy Framework and the Council's Residential Parking Standards SPD.

Note to Applicant: The application was refused following the assessment of the following plans:01 Rev 0, 02 Rev 0, 03 Rev 0, 04 Rev 0, 05 Rev 0, 06 Rev 0, 07 Rev 0, 08 Rev 0, 09 Rev 0, 10 Rev 0.

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)