Development Management
Application No F/14/74969
Your ref
Please ask for Clare Martin
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Hours of work Tues-Fri 8.30 - 14.30
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Key Plans Ltd
1 Flexford Close
Chandlers Ford
Eastleigh
SO53 5RY

10 September 2014

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

Application No. F/14/74969

In pursuance of their powers under the above Act and in accordance with your application received on 17 July 2014

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

Description: Erection of detached outbuilding in rear garden
Site: 23 Maddoxford Lane, Botley, Southampton, SO32 2DG

For the following reasons:
(1) The proposed outbuilding due to its height, scale, massing, siting, design, materials and industrial appearance will create an incongruous and visually dominant feature at odds with the size and appearance of bungalow and detrimental to the residential character and semi rural appearance of the locality. As such the proposed development is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: Policy DM1 (the Submitted Local Plan) comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

(2) The proposed development would result in an excessive building bulk adjacent to existing residential properties, detrimental to the visual outlook and amenities enjoyed by the residents of 21 & 25 Maddoxford Lane and 1 & 5 Orchard Close . As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011]and Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: Policy DM1 (the Submitted Local Plan) comprising: the Revised Pre-

submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Note to Applicant: The application was refused following the assessment of the following plans: 1.

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)