Development Management
Application No F/15/76509
Your ref
Please ask for Jagdeep Birk
Direct dial 023 8068 8123
Hours of work Mon-Thurs 9-5, Fri 9-4.30
e-mail jagdeep.birk@eastleigh.gov.uk

Vision Architects Ltd
Wessex House
Upper Market Street
Eastleigh
SO50 9FD

24 September 2015

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

Application No. F/15/76509

In pursuance of their powers under the above Act and in accordance with your application received on 26 May 2015, with subsequent amendments dated

4/9/15

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

Description: Two storey side extension to provide ancillary accommodation (annex), single storey rear extensions, conversion of loft space to provide habitable
accommodation, including rear dormer window, following removal of existing garage. (Amended description)
Site: 66 Kingsway, Chandler's Ford, Eastleigh, SO53 1FJ

For the following reasons:
(1) The proposal is considered to form an independent unit of accommodation, due to its physical size, characteristics and level of facilities. The layout of the proposed development and its relationship to neighbouring properties would be at odds with the prevailing character and pattern of residential properties within the locality. As such the proposal 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 (July 2014) and the Council's 'Quality Places' Supplementary Planning Document (2011).

(2) The proposed rear dormer owing to its size, siting and form, would result in an unsympathetic alteration to the roof, resulting in a visually intrusive feature therefore

failing to respect the character and appearance of the host dwelling and surrounding locality. The proposal is therefore contrary to the Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1 (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011).

Note to Applicant: The application was refused following the assessment of the following plans: 15006-A-PL-001 Rev A , 15006-A-PL-002 Rev A , 15006-A-PL-005 Rev A , 15006-A-PL-006 Rev A, 15006-A-PL-010 Rev A, 15006-A-PL-011 Rev B.

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)