

MR MICHAEL UNSTED
UNSTED DESIGN LTD
16 HAZEL CLOSE
CHANDLER'S FORD
EASTLEIGH
SO53 5RF

Application	H/21/90667
Please ask for	Tom French
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Tuesday 12 October 2021

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

Application No. H/21/90667

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 20 May 2021 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description: New front facing dormer and garage conversion to habitable accommodation with new pitched roof to replace flat roof
Site: 12 HEATHLANDS CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1GY

For the following reasons:

- 1 This application is refused on the basis of the following plans numbered: 001, 002, 003 and 004.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The proposed front facing dormer due to its siting, design, massing and scale, would create an unattractive and incongruous feature at odds with the appearance of the house and neighbouring properties that is detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011]
- 3 The proposed development would result in the loss of the garage for parking and would add to the deficiency of off-street parking available for this five bedroom dwelling. This 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 Saved Policy 104.T of the Eastleigh Borough Local Plan Review [2001-2011], Draft Policy DM14 of the Submitted

Eastleigh Borough Local Plan 2016 -2036 and the Residential Parking
Standards Supplementary Planning Document.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes