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Application	H/22/93136
Please ask for	Dorothy Hei-Tung-Hoh
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Monday 8 August 2022

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

Application No. H/22/93136

In pursuance of their powers under the above Act and in accordance with your application received on Monday 13 June 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Proposed first floor 2 no. dormers and a balcony and a viewing platform located in the back garden.
Site: 137 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HP

For the following reasons:

- 1 The proposed first floor rear dormers, by reasons of their siting and introduction of new materials, would result in an incongruous addition, at odds with the character and appearance of the host dwelling. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).
- 2 The proposed rear balcony, by reason of its siting and close proximity to the neighbours to the north, would have an unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy or overlooking. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).
- 3 The proposed viewing platform, by reason of its combined height, depth and width and its visually prominent siting at the rear, would stand out as an incongruous feature amongst the other properties within the locality. It would also create a sense of unacceptable overlooking to adjacent neighbours. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local

Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).

Note to Applicant: The application was refused following the assessment of the following plans: P02-1, P02 and EOI. In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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.

Yours faithfully

A handwritten signature in black ink, appearing to read "A Grandfield". The signature is fluid and cursive, with the first letter 'A' being particularly large and stylized.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes