

MR NICHOLAS JENKINS
COAST ARCHITECTURE LTD
THE HAWTHORNS
105 DIBLES ROAD
WARSASH
SOUTHAMPTON
SO31 9JL

Application	H/22/93179
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Tuesday 6 September 2022

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

Application No. H/22/93179

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 22 June 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Demolition of existing conservatory, replacement of detached garage, two storey rear extension and front dormer to create first floor accommodation (amendment to approved application H/22/92357)
Site:	27 HOBB LANE, HEDGE END, SOUTHAMPTON, SO30 0GG

For the following reasons:

- 1 The change in roof formation would materially change the overall appearance of the host dwelling and would be inconsistent and out of keeping with the roof design and pitch of the adjacent dwelling that would be at odds with, and detract from, the appearance of the street scene. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), Character Area Appraisal for Hedge End, West End and Botley (2008), and the contents of the National Planning Policy Framework (2021).

Note to Applicant: The application was refused following the assessment of the following plans: 101 Rev.A, 001 and Loc 001. 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