

MR ANDREW O'DELL
OAK TREE LODGE
OAKHILL CLOSE
BURSLEDON
SOUTHAMPTON
SO31 1AP

Application	H/22/93147
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon to Fri 8:30am to 5pm
Email	gary.osmond@eastleigh.gov.uk

Tuesday 13 September 2022

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

Application No. H/22/93147

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 19 July 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Construction of garage, relocating existing entrance from Oakhill Close to Dodwell Lane and reduce front fence height
Site: OAK TREE LODGE, OAKHILL CLOSE, BURSLEDON, SOUTHAMPTON, SO31 1AP

For the following reasons:

- 1 The proposed detached double garage, by virtue of its size, scale and height would be excessive for the space available and inappropriate in its proximity to and relationship with the neighbouring bungalow and application dwelling, resulting in an unacceptably cramped form of development to the detriment of the visual amenity and character of the street scene and character of the area. As such, the application is considered to be contrary to the requirements of Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.

Note to Applicant: The application was refused following the assessment of the following plans: LOC 01, 01, 02 & 03. 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



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes