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Application	H/22/93684
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Thursday 13 October 2022

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

Application No. H/22/93684

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 23 August 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Proposed two storey and first floor front extensions, first floor rear extension and single storey rear extension, elevational alterations (revised scheme)

Site: 27 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AY

For the following reasons:

- 1 The proposed two storey and first floor front extensions, by reason of their form and design, would be incompatible with the host property and its surroundings, and would not fit in well with the street scene. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), Chandler's Ford and Hiltingbury Character Areas (2005), and the contents of the National Planning Policy Framework (2021).
- 2 The proposed first floor and single storey rear extensions, by reason of their scale, siting, and close proximity to the mutual boundary, would have an unacceptable impact on the amenity of the neighbouring property in terms of loss of light or outlook. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), Chandler's Ford and Hiltingbury Character Areas (2005), and the contents of the National Planning Policy Framework (2021).

Note to Applicant: The application was refused following the assessment of the following plans: 01_ Rev G and 02_ Rev A. 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 written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes