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Application	H/22/93893
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Monday 12 December 2022

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

Application No. H/22/93893

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 20 October 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Double two storey rear extension and front porch
Site: 78 COMMON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HB

For the following reasons:

- 1 The proposed two-storey rear extension, by reason of its substantial dimensions, design, and scale would create an unsympathetic and incongruous addition at odds with the appearance of the host dwellinghouse, neighbouring properties and is detrimental to the character and pattern within the locality. 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 two-storey rear extension, by reason of its excessive scale, form, design, and appearance, would result in a sense of enclosure creating an unacceptable and overbearing impact upon the amenities of the neighbouring properties. It also has potential harm with regards to loss of light, privacy, and outlook. 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: P4, P6, P7, P8, P5, P1, P3, P2 and P9. 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 that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes