

MR TONY HOLT
TONY HOLT DESIGN
SUITE 10
BOURNE GARDENS,
EXETER PARK ROAD
BOURNEMOUTH
BH2 5BD

Application	H/22/94226
Please ask for	Gary Osmond
Direct dial	023 8068 8490
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Tuesday 31 January 2023

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

Application No. H/22/94226

In pursuance of their powers under the above Act and in accordance with your application received on Monday 5 December 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Single storey front; two/three storey side; and single and two storey rear extensions; removal of roof and provision of second floor accommodation; together with alterations to site frontage to enlarge parking area
Site:	13 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF

For the following reasons:

- 1 The resulting dwelling, by virtue of its form, height, scale, materials and appearance would result in an incongruous and unsettling feature within the street scene, to the detriment of the visual amenity and prevailing character of this section of Satchell Lane, as well as the setting and approach into the Hamble Conservation Area. As such, the application is considered to be contrary to Policies DM1 and DM12 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places', 'Hamble-le-Rice Conservation Area Appraisal' and 'Bursledon, Hamble-le-Rice and Hound Character Area Appraisals' Supplementary Planning Documents.
- 2 The resulting dwelling, by virtue of its form, height, scale, depth, materials and appearance would result in a visually dominating structure in close proximity to neighbouring gardens, to the detriment of the amenity, outlook and enjoyment of neighbouring occupiers. As such, the application is considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.

- 3 Insufficient information has been provided to demonstrate whether the proposed development would result in harm to protected species which are known to be present in the locality. As such, the application is considered to be contrary to Policy DM12 of the Eastleigh Borough Local Plan 2016-2036.

Note to Applicant: The application was refused following the assessment of the following plans: 001 Rev B, 002, 003, 004, 005 Rev C, 006, 007 Rev B, 008 Rev C, 009 Rev C & 010 Rev C. 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 "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes