

MR DEREK TREAGUS  
DEREK TREAGUS ASSOCIATES  
NO3 THE TOWNHOUSE  
20 NELSON ROAD  
SOUTHSEA  
PO5 2AS

|                |                                       |
|----------------|---------------------------------------|
| Application    | H/22/94314                            |
| 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 21 February 2023

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

Application No. H/22/94314

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 29 December 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

**Description:** First floor rear extension  
**Site:** 1 PRECOSA ROAD, BOTLEY, SOUTHAMPTON, SO30 2NW

For the following reasons:

- 1 The proposed first-floor rear extension, by reason of its location, combined with its size and design, and introduction of new materials, would result in an incongruous addition, at odds with the appearance of the host dwelling, and character of the wider surroundings. 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).
- 2 The proposed first-floor rear extension, by reason of its location, size, and design, would create an unacceptable and overbearing impact upon the amenities of the neighbouring property. It also has potential harm with regards to loss of light 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: 21/149/05, 21/149/03, 21/149/04, 21/149/01 and 21/149/02. In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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