

CONSULTANT PLANNING SERVICES CARL PATRICK
CONSULTANT PLANNING SERVICES
29 RUBY ROAD BITTERNE
SOUTHAMPTON
SO19 7NB

Application	H/22/93164
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@eastleigh.gov.uk

Monday 17 April 2023

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

Application No. H/22/93164

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 30 June 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Erection of a porch, replacement of existing uPVC double glazed windows with wooden sash windows, replacement of existing rainwater goods with moulded metal guttering to front elevation and installation of a dormer window to rear, insertion of a new window to first floor rear elevation and roof-lights to existing mono-pitch roof on ground floor rear extension.
Site:	4 STATION ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DT

For the following reasons:

- 1 The proposed rear dormer by reason of its scale, size, design and siting would result in a visually intrusive form of development, which would appear as incongruous and dominant roof features that would fail to relate appropriately to the host dwelling and would also have an adverse impact upon the streetscene of Station Road and the wider surrounding Netley Abbey Conservation Area. The proposal would therefore be contrary to Policies S8, DM1, DM12 of the Eastleigh Borough Local Plan (2016-2036); the Council's Quality Places SPD (2011) and Netley Abbey Conservation Area Appraisal and Management Proposals SPD (2010); and the contents of the National Planning Policy Framework (2021).
- 2 Note to Applicant: 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

Eastleigh Borough Council, Eastleigh House, Upper Market Street, Eastleigh, Hampshire SO50 9YN

T: 023 8068 8000 E: direct@eastleigh.gov.uk W: www.eastleigh.gov.uk

timely manner. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan and the planning harm was unable to be resolved 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