

MR MATTHEW TATE
MDT DESIGN
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/23/94888
Please ask for	Alexandra Stone
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Friday 2 June 2023

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

Application No. H/23/94888

In pursuance of their powers under the above Act and in accordance with your application received on Monday 20 March 2023 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description: Rear and side extensions with living accommodation at first floor with front and side dormers
Site: 141 SANDY LANE, FAIR OAK, EASTLEIGH, SO50 8GF

For the following reasons:

- 1 The proposed development due to its siting, design, massing, scale and external materials would create an unattractive and incongruous feature at odds with the appearance of the house/ neighbouring properties and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and Quality Places SPD.
- 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 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