

SUNSTONE DESIGN
THE GARDEN HOUSE
HIGHBRIGE ROAD
TWYFORD MOORS
SO21 1RL

Application	H/23/94991
Please ask for	Dorothy Hei-Tung-Hoh
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Wednesday 26 July 2023

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

Application No. H/23/94991

In pursuance of their powers under the above Act and in accordance with your application received on Friday 5 May 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Demolition of the existing rear extension. New single and two storey rear extensions. Internal alterations. Alterations to fenestration. New terrace (Amended description)
Site: 7 SCOTLAND CLOSE, FAIR OAK, EASTLEIGH, SO50 7BQ

For the following reasons:

- 1 The combination of the proposed single-storey and two-storey rear extensions, by reason of their substantial size, scale, position, and unsympathetic design, would result a disproportionate, excessive, and visually prominent addition at odds with the appearance of the host dwelling and have an adverse impact upon the street scene and the character of the surrounding area. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Council's 'Quality Places' and 'Character Area Appraisals' Supplementary Planning Documents, and the National Planning Policy Framework (2021).

Note to Applicant: The application was refused following the assessment of the following plans: 05A, 04A, 01C, 02 and 03. 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