

MR RICHARD CUMMINS
GRAHAM BARKER DESIGN LTD
95 UPTON CRESCENT
NURSLING HUI SH EPISCOPI
SOUTHAMPTON
SO16 5DW

Application	H/23/95403
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Friday 4 August 2023

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

Application No. H/23/95403

In pursuance of their powers under the above Act and in accordance with your application received on Monday 12 June 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: PROPOSED WORKSHOP / GARAGE IN REAR GARDEN
Site: 100 LOWER NORTHAM ROAD, HEDGE END,
SOUTHAMPTON, SO30 4FT

For the following reasons:

- 1 The proposed workshop/garage, by reason of its size, scale, height, and industrial appearance, would result in a visually imposing structure that does not align with the prevailing residential character of the area. 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).
- 2 The proposed workshop/garage, by reason of its size, scale, height, and position, would generate a sense of enclosure and constriction. It would adversely affect the outlook and sense of openness experienced by nearby residents, further impacting the overall residential amenity. 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: MM/P/01, MM/P/02 and MM/P/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, appearing to read "A Grandfield". The signature is fluid and cursive, with the first letter 'A' being particularly large and stylized.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes