

MRS SHALLIN SHANKER
1 OAKWOOD ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 1LW

Application	H/23/95072
Please ask for	Rachael Morris
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Wednesday 6 September 2023

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

Application No. H/23/95072

In pursuance of their powers under the above Act and in accordance with your application received on Monday 17 July 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission** For the following :

Description:	Replace existing external boundary wall with fence on both side (Oakwood Road and Hiltingbury Road), dropped kerb, erect driveway gate and pedestrian gate (Amended H/22/93248) (Retrospective application)
Site:	1 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LW

For the following reasons:

- 1 The proposal would create an incongruous feature at odds with the appearance of and detrimental to the character and pattern of development within the locality. It would, therefore, be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).
- 2 The vehicular gates on plan (referenced 02) are not adequately set back from the edge of the highway. Vehicular gates must be set back off the highway to a minimum of 6 metres. As such the proposed vehicular gates pose a highway safety risk, at odds with policy DM13 of the Eastleigh Local Plan (2016-2036), against the general advice of Hampshire Highways and the provisions of the NPPF (2021).
- 3 Insufficient information has been provided to demonstrate that there would be no adverse impact upon the existing protected trees on site. As such, the proposal is contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Trees and Development SPD (2021) and the provisions of the NPPF (2021).

Note to Applicant: The application was refused following the assessment of the following plans: LOC 01, 01 and 02. In accordance with paragraph 38 of the National Planning Policy Framework (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 written in a cursive, slightly stylized script.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes