

MR MICHAEL KELLY
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SOUTHAMPTON ROAD
PORTSMOUTH
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Application	H/23/95750
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
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Thursday 26 October 2023

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

Application No. H/23/95750

In pursuance of their powers under the above Act and in accordance with your application received on Friday 1 September 2023 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Proposed loft conversion with rear dormer, two storey side/rear extension and single storey rear extension
Site:	44 QUEENS VIEW, NETLEY ABBEY, SOUTHAMPTON, SO31 5EA

For the following reasons:

- 1 The proposed two-storey side/rear extension, by reason of its scale and massing, would result in an incongruous and overly dominant addition to the host dwelling, harmful to the character and appearance of the streetscene. The proposals are therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2023).
- 2 The proposed development fails to provide adequate provision for on site car parking, which would increase pressure for parking on the public highway with no evidence that this can be accommodated without impacting on highway safety. As such the proposal is contrary to Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

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- 3 Due to there being records of bats close to the site, in the absence of a Preliminary Ecological Appraisal, it is not possible to determine that the development would not have an adverse effect on protected species. The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and the Wildlife and Countryside Act 1981 (as amended).

Note to Applicant: The application was refused following the assessment of the following plans:

17/001/100 Rev P1 - Existing and Proposed Plans and Elevations
17/001/101 Rev P3 - Site Plan
17/001/102 Rev P1 - Location Plan

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 "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes