

MICHAEL OAKLEY
15 WELCH WAY
ROWNHAMS
SOUTHAMPTON
SO16 8JF

Application	F/23/96096
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Wednesday 6 December 2023

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

Application No. F/23/96096

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 11 October 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	The construction of two additional storeys and front and rear dormers.
Site:	25 CLIFTON GARDENS, WEST END, SOUTHAMPTON, SO18 3DA

For the following reasons:

- 1 The proposed additional floors and dormers, by reasons of their height, size, scale and the introduction of new materials, would create incongruity with the established character of the area and adversely impact the street scene. 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 (2023).
- 2 The proposed additional floors and rear windows, by reason of their height, scale, and positioning, would lead to detrimental overlooking and loss of light, thereby adversely impacting the amenities of the adjacent neighbours. 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 (2023).

Note to Applicant: The application was refused following the assessment of the following plans: 25-12 Rev_001, 25-17, 25-16 Rev_001, 25-14 Rev_001, 25-13 Rev_001, LOC 02, 25-15 and BLC 01. In accordance with paragraph 38 of the National Planning Policy Framework (September 2023), 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes