

MR GARY EVANS
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Application	H/23/96282
Please ask for	Claire Campbell-Best
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Thursday 14 December 2023

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

Application No. H/23/96282

In pursuance of their powers under the above Act and in accordance with your application received on Friday 20 October 2023 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Two storey side and rear extension with raised decking in rear garden
Site:	11 OAKMOUNT AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 3AB

For the following reasons:

- 1 The combination of the proposed two storey side and rear extension by reason of their substantial size, scale, position and unsympathetic design, would result in a disproportionate, excessive and visually prominent addition fronting Oakmount Avenue and Howard Close. 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 Due to there being potential bat roosts on site, in the absence of a Preliminary Bat Roost Assessment, 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: 711825-474-000, 711825-474-001 and 711825-474-002. 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