

MICHAEL UNSTED
16 HAZEL CLOSE
CHANDLER'S FORD
EASTLEIGH
SO53 5RF

Application	H/26/100760
Please ask for	Charlie Vallis
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Monday 13 April 2026

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

Application No. H/26/100760

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 14 January 2026 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: First floor side extension over the existing garage.
Site: 27 ASHBRIDGE RISE, CHANDLER'S FORD, EASTLEIGH,
SO53 1SA

For the following reasons:

- 1 The proposed first floor side extension by virtue of its height, width, depth and design would result in an excessively bulky addition which is not considered to be subservient or sympathetic to the host dwelling, to the detriment of the dwelling's appearance and the visual amenity and character of this part of Ashbridge Rise. As such, the proposals are considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.
- 2 The position, orientation and proximity of the proposed first floor rear window of the proposed extension will result in an excessive degree of perceived overlooking of No.10 Vanburgh Way, to the detriment of the residential amenity of that property and enjoyment of their garden. As such, the proposals are considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.

Note to Applicant: The application was refused following the assessment of the following plans numbered: 001-PAVITT-EX-1676-A1, 002-PAVITT-LP-1676-A4, 002-PAVITT-PR-1676-A1 Rev A and 004-PAVITT-SP-1676-A3 Rev A. In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), 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. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan and the planning harm was unable to be resolved 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