

MR JOHN ESSEX
78 PITMORE ROAD
EASTLEIGH
SO50 4LW

Application	H/26/101491
Please ask for	Charlie Vallis
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Monday 24 August 2026

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

Application No. H/26/101491

In pursuance of their powers under the above Act and in accordance with your application received on Friday 12 June 2026 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Loft conversion including hip-gable with front and rear dormers, alterations to fenestration, stepped access to rear and installation of entrance gates.
Site:	11 BROWNHILL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EB

For the following reasons:

- 1 By virtue of its bulk, form and scale, together with the loss of the two small gables to its frontage, the proposed alterations are considered insufficiently subservient, sympathetic and respectful of the appearance and visual interest of the existing dwelling and thereby detrimental to its character and appearance. The substantial increase in the overall bulk and scale of the roof brought about by the proposed north-facing dormers, coupled with its prominent siting, would result in an overbearing and incongruous feature detrimental to the character and appearance of this section of Brownhill Road. The proposal is therefore in conflict with National Planning Policy Framework [2026] national decision-making policy DP3(1), Eastleigh Borough Local Plan [2016-2036] policy DM1 and supplementary guidance of the Quality Places SPD [2026].
- 2 Relative to the neighbouring properties to the north [no.'s 13 and 15 Brownhill Road] the position of the application dwelling on significantly higher ground and

close to the boundary, coupled with the presence of side-facing windows and the excessive bulk and scale of the proposed north-facing dormer, would likely result in an overbearing impact and a significant perception of overlooking to the first floor bedroom windows, garden spaces and rear conservatory of no.'s 13 and 15 Brownhill Road. As such the proposal would result in significant loss of perceived privacy to both properties and adversely impact the outlook and light enjoyed by no.13, in conflict with National Planning Policy Framework [2026] national decision-making policy L2(1)(d)(ii), Eastleigh Borough Local Plan [2016-2036] policy DM1 and supplementary guidance of the Quality Places SPD [2026].

Note to Applicant: The application was refused following the assessment of the following plans: 554_01_A, 554_04_B, 554_05_B and 554_06_A. In accordance with National Planning Policy Framework [2026] national decision making policy DM3(1)(a), 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