

MR MATTHEW TATE
MDT DESIGN
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/23/96605
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell-best@eastleigh.gov.uk

Thursday 15 February 2024

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

Application No. H/23/96605

In pursuance of their powers under the above Act and in accordance with your application received on Monday 18 December 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Two storey side and first floor side extensions to include front dormer windows, single storey rear extension and elevational alterations
Site:	FOX FIELDS, DODWELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AD

For the following reasons:

- 1 The proposed development by reason of its scale, massing, design and lack of information on external facing materials would represent an undesirable intrusion into an area of designated countryside, to the detriment of the character and appearance of the locality and the settlement gap. The application is, therefore, contrary to Policies S5, S6, DM1 and DM26 of the Eastleigh Borough Local Plan (2016-2036), the Council's 'Quality Places' Supplementary Planning Document and provisions within the National Planning Framework.

- 2 Insufficient information has been provided to demonstrate that the proposal would not have a detrimental impact on the setting of the Grade II listed building 'Dodwell Cottage'. The application is therefore, contrary to Policy DM12 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: 01_Rev B. 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