

MR DARRYL HOWELLS
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THE ARENA BUSINESS PARK
HOLYROOD CLOSE
POOLE
BH17 7FJ

Application	H/23/96533
Please ask for	Summer Sharpe
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Friday 16 February 2024

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

Application No. H/23/96533

In pursuance of their powers under the above Act and in accordance with your application received on Friday 22 December 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Second floor extension and remodelling of the existing exterior, following the removal of the existing roof.
Site: HACKETTS, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DL

For the following reasons:

- 1 The proposed development, by reason of its disproportionate size, flat roofed form and design would result in an incongruous and unacceptably bulky addition which would appear at odds with the character and appearance of the host dwelling, which in turn would have an adverse impact upon the setting of 3no. listed buildings and the wider surrounding Conservation Area. The proposals are therefore contrary Policies S8, DM1, DM12, and DM26 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 development would result in an unacceptably bulky addition, resulting in an exceedance of 25% volume increase, thus would be contrary to Policy BU7 of the Eastleigh Borough Local Plan (2016-2036) and the contents of the National Planning Policy Framework (2023).

Note to Applicant: The application was refused following the assessment of the following plans: Location Plan TQRQM23338094457604, Existing Floorplans PG.8175.23.01 Rev B, Existing Elevations & Roof Plan PG.8175.23.02 Rev A, Proposed Floor Plans PG.8175.23.03 Rev D, Proposed Second Floor and Roof Plan PG.8175.23.04 Rev D, Proposed Elevations PG.8175.23.05 Rev B, Material Schedule PG.8175.23.06 Rev A, and Site and Location Plan PG.8175.23.08. In accordance with paragraph 38 of the National Planning Policy Framework (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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes