

STEPHEN DOWNTON
7 EYRE CLOSE
TOTTON
SOUTHAMPTON
SO40 8TN

Application	H/23/95222
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
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Thursday 22 February 2024

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

Application No. H/23/95222

In pursuance of their powers under the above Act and in accordance with your application received on Monday 25 September 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Single storey front, rear and side extensions. Two storey side extension. Demolition of garage.
Site: 64 GOODLANDS VALE, HEDGE END, SOUTHAMPTON, SO30 4SN

For the following reasons:

- 1 The proposed development due to its siting, design, massing and scale would create an unattractive and incongruous feature at odds with the appearance of the house/ neighbouring properties and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and Quality Places SPD.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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