

MICHAEL OAKLEY
15 WELCH WAY
ROWNHAMS
SOUTHAMPTON
SO16 8JF

Application	F/23/96608
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Friday 8 March 2024

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

Application No. F/23/96608

In pursuance of their powers under the above Act and in accordance with your application received on Monday 15 January 2024 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Single storey front extension, single storey side extension, roof alterations involve raising the roof and adding front dormer to facilitate first-floor accommodation.
Site:	25 CLIFTON GARDENS, WEST END, SOUTHAMPTON, SO18 3DA

For the following reasons:

- 1 The combination of the proposed roof alterations, single storey front extension and single storey side extension, due to their height, scale, bulk, design, and siting, would render the application property incongruous within the street, disrupting the established character of the area and adversely impact the street scene. The proposal is therefore contrary to Policy DM1 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 roof alterations, due to their increased height, scale, and elevated position in relation to the neighbouring property to the north, would create a sense of enclosure and potentially cause a loss of light. This would have an unacceptable and overbearing impact on the amenities of the occupant

of 24 Clifton Road. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2023).

- 3 The proposed first-floor rear facing windows, due to their positioning, would result in overlooking and loss of privacy, thereby adversely impacting the amenities of the adjacent neighbours. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2023).

Note to Applicant: The application was refused following the assessment of the following plans: 25-22, 25-24, 25-28, 25-23, SL01, 25-26 and 25-27. 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