

MR PAUL BLAY
35 CRANMER DRIVE
NURSLING
SOUTHAMPTON
SO16 0TD

Application	H/24/96873
Please ask for	Alexandra Stone
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Monday 22 April 2024

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

Application No. H/24/96873

In pursuance of their powers under the above Act and in accordance with your application received on Friday 23 February 2024 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Single storey extension
Site:	ANNEXE, 62 CHESTNUT AVENUE, EASTLEIGH, SO50 5AL

For the following reasons:

- 1 The proposed development by reason of its siting, size and scale (especially when combined with the existing development), would result in an incongruous addition which would have an adverse impact upon the host dwelling and also wider public vantage points (namely along Cranbury Road), this would also result in an unacceptable loss of external amenity space, 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).

The proposed extension, due to its siting, scale and close proximity to the eastern boundary, would result in an oppressive and overbearing structure, and would create a sense of enclosure, which would be adversely harmful to the neighbouring amenities of 60 Chestnut Ave. The proposals are 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: 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