

MR CHRIS MCDERMOTT
CMC DESIGN ARCHITECTURAL SERVICES
23 MALIBRES ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5DS

Application	H/24/97077
Please ask for	Rachael Morris
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Thursday 25 April 2024

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

Application No. H/24/97077

In pursuance of their powers under the above Act and in accordance with your application received on Monday 18 March 2024 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Detached outbuilding to front of property
Site:	WHITE OAKS, PROVIDENCE HILL, BURSLEDON, SOUTHAMPTON, SO31 8AT

For the following reasons:

- 1 The proposed development due to its siting would create an incongruous feature at odds with the appearance of the house and 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 2016-2036 and the Council's Quality Places Supplementary Planning Document and Character Area Appraisals (BHH15) Supplementary Planning Document.
- 2 Insufficient information has been provided to demonstrate sufficient surface water drainage can be achieved on site and as such is contrary to Policy DM6 of the Eastleigh Borough Local Plan 2016-2036.

- 3 Insufficient information has been provided to demonstrate a Biodiversity Net Gain and as such is contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036.

Note to Applicant: The application was refused following the assessment of the following plans: 895_100, 895_101 and 895_102. In accordance with paragraph 38 of the National Planning Policy Framework (Dec 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, appearing to read "N. Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes