

MR CHRIS MCDERMOTT
23 MALIBRES ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5DS

Application	H/24/97154
Please ask for	Dorothy Hei-Tung-Hoh
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Tuesday 14 May 2024

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

Application No. H/24/97154

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 2 April 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Single storey side and rear extensions with rear facing dormer.
Site: 245 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 1JQ

For the following reasons:

- 1 The proposed roof alteration, coupled with the single storey side extension, by reason of their excessive length and prominent positioning facing North Millers Dale, would introduce a visual dissonance and disrupt the cohesive appearance of the area that adversely affect 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 rear dormer, by reason of its size, design and material used, would not respect the character and appearance of the original building, thereby being at odds with the group of bungalows of which the application property forms part. 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 There are several potential bat roost features on the rear elevation, which are protected by virtue of the Habitats and Species Regulations (2019). Insufficient information has been provided to demonstrate that bats are not likely to be affected by the works, and therefore the works are unlikely to be granted a license by Natural England. The proposal would therefore be likely to result in an offence under the Habitats and Species Regulations (2019). The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2023).

Note to Applicant: The application was refused following the assessment of the following plans: 861_106, 861_100, 861_103, 861_102, 861_104, 861_105 and 861_101. 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes