

MR NICK HEBDEN
LAVANT HOUSE
WEST LAVANT ROAD
CHICHESTER
PO18 9AB

Application	H/24/97402
Please ask for	Claire Campbell-Best
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Friday 12 July 2024

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

Application No. H/24/97402

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 21 May 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Loft conversion to include the raising of roof ridge height, half hip-to-gable alterations, 1no. front and rear facing dormers and two storey front extension together with external alterations.
Site:	109 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HL

For the following reasons:

- 1 The proposed raising of the ridge, two storey front extension and gable glazing by reason of their size, scale and prominent siting would result in incongruous and discordant additions, at odds with the appearance of the host dwelling, and the character of the wider surroundings. The proposals are therefore contrary to policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Quality Places SPD (2011), and the contents of the National Planning Policy Framework.
- 2 The proposed raising of the ridge by reason of its scale and close proximity to the northern and southern boundaries would result in an unacceptable loss of light enjoyed by the of 111 Satchell Lane (north) and 107 Satchell Lane (south). The proposal is therefore contrary to policy DM1 of the Eastleigh Borough Local

Plan (2016-2036), the Quality Places SPD (2011), and the contents of the National Planning Policy Framework.

- 3 Insufficient information has been provided to demonstrate that the proposed development will not cause adverse harm to the biodiversity interests of the site and species, including bats and reptiles which are protected by virtue of the Wildlife and Countryside Act (1981). The proposal is therefore contrary to policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and the content of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: 2315 1.001 Rev00, 2315 1.100 REV00, 2315 1.200 REV00, 2315 3.000 REV01, 2315 3.001 REV03, 2315 3.100 REV02 and 2315 3.200 REV02. In accordance with paragraph 38 of the National Planning Policy Framework (December 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