

MRS HELEN ROSIER  
TANNER & TILLEY PLANNING CONSULTANTS  
OATLEY COTTAGE PITMORE LANE  
SWAY LYMINGTON  
SO41 6BX

|                |                                       |
|----------------|---------------------------------------|
| Application    | H/24/97368                            |
| 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 |

Tuesday 16 July 2024

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

Application No. H/24/97368

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 :

|                     |                                                          |
|---------------------|----------------------------------------------------------|
| <b>Description:</b> | Single Storey 6m rear extension with roof alteration     |
| <b>Site:</b>        | 70 FREEGROUNDS ROAD, HEDGE END, SOUTHAMPTON,<br>SO30 0JA |

For the following reasons:

- 1 The proposed roof alteration, due to its design, massing, and scale, is considered an incongruous feature at odds with the appearance of the host dwelling and neighbouring properties, thereby detrimental to the character and pattern of development within the locality. 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 alteration, due to its design, massing, and scale, is considered an overly dominant and intrusive addition. It would result in an unacceptable overbearing impact on neighbouring properties, causing a loss of outlook. 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: 100, 101, 102 and 103 . 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