

MR CHRIS YEATES
12 STATION ROAD PARKSTONE
EXETER PARK ROAD ...
BH14 8UB

Application	H/24/97499
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
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Wednesday 24 July 2024

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

Application No. H/24/97499

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 29 May 2024 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Single/two storey front extension to incorporate balcony, single storey side extension, two and single rear extensions, loft conversion to include hip-to-gable ends, elevational alterations and enlargement to front parking area (Revised scheme to planning permission H/23/95847) (Amended Description)
Site:	13 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF

For the following reasons:

- 1 The proposed roof alterations 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 revised roof alterations to the approved flat roofed two storey rear extension (allowed under H/23/95847) due to its design, massing and siting would have an adverse impact on the rear private amenity space of the occupiers north of the site (15 Satchell Lane). 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.

Note to Applicant: The application was refused following the assessment of the following plans: 001, 002, 003, 004, 005 Rev C, 006 Rev B, 007 Rev C and 008 Rev C. 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes