

MR DARRYL HOWELLS
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THE ARENA BUSINESS PARK
HOLYROOD CLOSE
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BH17 7FJ

Application	H/24/97673
Please ask for	Gary Osmond
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Wednesday 31 July 2024

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

Application No. H/24/97673

In pursuance of their powers under the above Act and in accordance with your application received on Friday 28 June 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Second-floor extension and new roof, with external alterations.
Site:	HACKETTS, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DL

For the following reasons:

- 1 The proposed development, by virtue of its unsympathetic flat roofed form, height, elevational composition and choice of materials and finishes would result in an incongruous, bulky and non-subservient addition to the existing dwelling. This, together with the elevated position of the dwelling would result in a development which would appear at odds and detrimental to the existing character and appearance of the surrounding Old Bursledon Conservation Area and Old Bursledon Special Policy Area, as well as the setting of surrounding important Listed Buildings. As such, that proposed is considered to be contrary to Policies S8, DM1, DM12, DM26 & BU7 of the adopted Eastleigh Borough Local Plan 2016-2036, as well as the Council's 'Quality Places' and 'Old Bursledon Appraisal and Management Proposals' Supplementary Planning Documents.

Note to Applicant: The application was refused following the assessment of the following plans: Location Plan, PG.8175 · 23 · 01 Rev A, PG.8175 · 23 · 02 Rev A, PG.8175 · 23 · 03 Rev I, PG.8175 · 23 · 04 Rev I, PG.8175 · 23 · 05 Rev G, PG.8175 · 23 · 06 Rev D, PG.8175 · 23 · 07 Rev E, PG.8175 · 23 · 08 Rev C & PG.8175 · 23 · 10 Rev B. In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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", written over a thin horizontal line.

Nicholas Parker
Planning Manager

N.B. See Attached Notes