

MRS JENNIE FOX  
THE OLD BAKERY  
34 NORTH STREET  
HAVANT  
PO9 1PT

|                |                                           |
|----------------|-------------------------------------------|
| Application    | H/24/97628                                |
| Please ask for | Claire Campbell-Best                      |
| Direct dial    | 023 8068 8117                             |
| Working hours  | Mon to Fri 8:30am to 5pm                  |
| Email          | claire.campbell-<br>best@eastleigh.gov.uk |

Wednesday 14 August 2024

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

Application No. H/24/97628

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 19 June 2024 the Council, as Local Planning Authority hereby  
**Refuse Planning Permission For** the following :

**Description:** Rear dormer and loft conversion.  
**Site:** 14 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30  
2AA

For the following reasons:

- 1 The proposed dormer window by reason of its siting, scale and form, and poor fenestration alignment, would result in an unattractive and incongruous feature which would visually dominate the roof slope of the dwelling and cause the property to gain an undue level of prominence in the street scene and surrounding area. As such the proposed development would be detrimental to the character and appearance of the Botley Conservation Area and harmful to the setting of the nearby listed building, No.7 Winchester Street, and is contrary to Policies DM1 and DM12 of the Eastleigh Borough Local [2016-2036] and The Quality Places Supplementary Planning Document (2011).

Note to Applicant: The application was refused following the assessment of the following plans:

- Site Plans - 24032 101 Rev 0
- Existing Floor Plans - 24032 201 Rev 0
- Existing Elevations - 24032 301 Rev 0

- Proposed Upper Floor Plans - 24032 402 Rev B
- Proposed Ground Floor Plan - 24032 403 Rev 0
- Proposed Elevations - 24032 502 Rev A
- 

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