

MR PHILIP DUDLEY
VIVID DESIGN STUDIO LTD
PADDOCK VIEW
CALCOT MOUNT BUSINESS PARK
CALCOT LANE
CURDRIDGE
HAMPSHIRE
SO32 2BN

Application	H/24/97912
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell- best@eastleigh.gov.uk

Thursday 21 November 2024

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

Application No. H/24/97912

In pursuance of their powers under the above Act and in accordance with your application received on Friday 26 July 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Side and rear extensions and raising of roof to provide first floor accommodation, first floor side facing balcony and temporary changes to existing ground levels (Part Retrospective) (Amended Plans)
Site:	DERRY DACY, PEEWIT HILL, BURSLEDON, SOUTHAMPTON, SO31 8BL

For the following reasons:

- 1 The proposed development by reason of its scale, massing, size and design would represent a disproportionate addition to the original single storey dwelling leading to an undesirable intrusion into an area of designated countryside, to the detriment of the character and appearance of the locality. The application is, therefore, contrary to Policies S5, DM1 and DM26 of the Eastleigh Borough Local Plan (2016-2036), the Council's 'Quality Places' Supplementary Planning

Document and provisions within the National Planning Policy Framework.

2

Insufficient information has not been provided to demonstrate that the proposed development will not cause adverse harm to the biodiversity interests of the site and species, including 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 provisions within the National Planning Policy Framework.

Note to Applicant: Following the recent refusal of retrospective planning permission, the case will be passed to the Planning Enforcement team for investigation, UNLESS the decision is appealed to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

You will be contacted by the Planning Enforcement team to discuss the options available.

Please note an Enforcement Notice may be served and depending upon the nature of development, the Notice will state what you are required to do. This will ensure compliance with the conditions of the original planning permission.

Please note; should you wish to appeal the refusal you must do so to the Planning Inspectorate as outlined in the accompanying notes. To appeal a refusal for a householder application this must be done **within 12 weeks** from the date of refusal and **6 months** for non-householder planning applications.

If you intend to appeal the Council's decision please email Planning Enforcement as soon as possible to avoid formal action:
enforcements@eastleigh.gov.uk

Note to Applicant: The application was refused following the assessment of the following plans: 40, 41, 42 Rev A, 43, 44, 45 Rev A, 46 Rev A, 47 Rev A and 48. 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