

MRS RACHEL READE
SOLENT ARCHITECTURE,

Application	H/25/99136
Please ask for	Charlie Vallis
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Thursday 22 May 2025

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

Application No. H/25/99136

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 27 March 2025 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Single Storey Rear Extension with Flat Roof
Site:	26 SUNNYFIELD RISE, BURSLEDON, SOUTHAMPTON, SO31 8FA

For the following reasons:

- 1 The scale and massing of the proposal, alongside differences in ground level and the tightly packed nature of adjacent dwellings, are such that the proposed rear extension would be an overbearing addition which would result in unacceptable loss of outlook for 25 Sunnyfield Rise. As such, this would have an adverse impact on neighbouring residential amenity. The proposed development is therefore contrary to policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and 'Quality Places' SPD [2012].
- 2 The design and external materials of the proposed rear extension are unsympathetic to the host dwelling and would result in a development incongruous to the character and appearance of its locality. As such the proposed development is contrary to policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and 'Quality Places' SPD [2012].

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), 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. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan and the planning harm was unable to be resolved 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