

MR NICK HEBDEN  
LAVANT HOUSE  
WEST LAVANT ROAD  
CHICHESTER  
PO18 9AB

|                |                                           |
|----------------|-------------------------------------------|
| Application    | H/25/98931                                |
| Please ask for | Gregg Chapman                             |
| Direct dial    | 023 8068 8236                             |
| Working hours  | Mon to Fri 8:30am to 5pm                  |
| Email          | gregg.chapman.contractor@eastleigh.gov.uk |

Thursday 28 August 2025

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

Application No. H/25/98931

In pursuance of their powers under the above Act and in accordance with your application received on Monday 3 March 2025 the Council, as Local Planning Authority hereby  
**Refuse Planning Permission For** the following :

|                     |                                                                                                                                                               |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description:</b> | Proposed loft conversion with a hip-to-gable extension, 2no. front dormers, and 1no. flat roof rear dormer, along with external alterations (amended scheme). |
| <b>Site:</b>        | 109 SATCHELL LANE, HAMBLE-LE-RICE,<br>SOUTHAMPTON, SO31 4HL                                                                                                   |

For the following reasons:

- 1 The proposed development, by reason of the design and form of the two front-facing flat roof (shed) dormer windows, would result in an incongruous and visually intrusive addition to the roof, which would be at odds with the established character of the surrounding area. Their position high in the roof space, together with the elevated and prominent position of the site on raised ground would draw undue attention to the altered roof form (including the hip to gable enlargement) and massing and the resulting two-and-a-half-storey appearance of the dwelling, thereby causing harm to the character and appearance of the street scene. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016–2036, the guidance set out in

the Bursledon, Hamble-le-Rice and Hound Character Area Appraisal SPD, and the Quality Places SPD.

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