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Application	H/25/100276
Please ask for	Charlie Vallis
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Friday 16 January 2026

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

Application No. H/25/100276

In pursuance of their powers under the above Act and in accordance with your application received on Monday 24 November 2025 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description: Two storey side extension and retaining wall
Site: 6A GREENFINCH CLOSE, EASTLEIGH, SO50 9JN

For the following reasons:

- 1 The proposed two storey side extension, owing to the presence of a first floor side facing bedroom window and its proximity and orientation in relation to No.6 Greenfinch Close, would result in an unacceptable level of overlooking and loss of privacy for the occupiers of this neighbouring property. The application is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan [2016-2036] and the 'Quality Places' Supplementary Planning Document [2012].
- 2 The proposed two storey side extension by virtue of its height, form and close proximity to the site's boundary with no.6 Greenfinch Close would result in a physically and visually overbearing structure detrimental to the amenity of occupiers of this neighbouring property through loss outlook. As such, the proposal is considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan [2016-2036] and the 'Quality Places' Supplementary Planning Document [2012].

- 3 Insufficient information has been provided to demonstrate that sufficient or practical provision of off road car parking would be provided for the extended dwelling, as well as insufficient information regarding the legitimacy of the parking arrangements illustrated in the submitted plans. This is likely to result in damage to existing landscape features of amenity value to the locality, and increased parking on the highway and adjacent rear access, leading to increased obstruction and highway safety risk, contrary to Policies DM1, DM13 and DM14 of the Eastleigh Borough Local Plan [2016-2036] and the Parking Standards Supplementary Planning Document [2025].

Note to Applicant: The application was refused following the assessment of the following plans: 711825/493/000, 711825-493-001 and 711825-493-002 rev B. 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes