Development Management
Application No F/13/73798
Your ref
Please ask for Eleanor Evans
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04 April 2014

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/13/73798

In pursuance of their powers under the above Act and in accordance with your application received on 10 February 2014, with subsequent amendments dated

7/3/2014

the Council, as Local Planning Authority hereby REFUSE PLANNING PERMISSION for the following :

Description: Erection of detached agricultural building
Site: Land Adjacent To Kings Meadow, Brook Lane, Botley, Southampton, SO30 2ER

For the following reasons:
(1) The proposed development is considered to result in a building that is in excess of that reasonably required for its intended use and therefore the barn is not considered necessary at the size proposed for the purpose for which it is required. The proposed development is therefore considered to be contrary to saved policy 1.CO of the Eastleigh Borough Local Plan Review (2001-2011).

(2) The proposed development by reason of its size, mass and design is considered to cause unacceptable harm to the character and appearance of the countryside at this point and to physically and visually dimes the local gap. The proposed development is therefore considered to be contrary to saved policies 1.CO, 3.CO and 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and policies S9, DM1 and DM14 of the revised draft Eastleigh Borough Local Plan (2011-2029).

(3) Insufficient information has been submitted to demonstrate that there are no other suitable alternative existing buildings on other sites thereby avoiding non essential building in the countryside and protecting the local gap and character and appearance of the area. The proposed development is therefore contrary to saved policy 3.CO and policy DM14 of the Revised Draft Local Plan (2011-2029).

Note to Applicant: The application was refused following the assessment of the following plans: LOC 01, BLO 02 Rev A, 03

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)