Development Management
Application No F/14/74624
Your ref
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22 July 2014

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

Application No. F/14/74624

In pursuance of their powers under the above Act and in accordance with your application received on 15 May 2014

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

Description: Two storey front and side extension, One and Two storey rear extension, and front and side facing former windows to allow 3rd floor living accommodation and conversion from HMO to 2.no 2 bed flats and 2.no 1 bed flats (amended description)
Site: 140 Southampton Road, Eastleigh, SO50 5QX

For the following reasons:
(1) The proposed extension, by virtue of the dwelling's resulting width, scale, mass, and bulk would errode the current spacing between the dwelling and adjacent flats and result in a very prominent building within the existing street scene at odds with the prevailing character and appearance of the immediate area, to the detriment of the character and visual amenity of this section of Southampton Road. The proposal is therefore considered to be contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

(2) Insufficinet information has been submitted to demonstrate that acceptable and appropriate car parking and bike/bin storage can be provided. As such the proposal is contrary to Saved Policies 28.ES, 59.BE, 85.H, and 104.T of the Eastleigh Borough Local Plan Review [2001-2011], Quality Places SPD, and Residential Parking Standard SPD.

(3) The proposal fails to make contributions towards the provision of essential off-site open space works, community infrastructure or sustainable transport, the need for which will increase as a direct result of the development proposed. The proposals are therefore contrary to Saved Policies 101.T, 147.OS & 191.IN of Eastleigh Borough Local Plan Review (2001-2011) and Planning Obligations: Supplementary Planning Guidance.

Note to Applicant: The application was refused following the assessment of the following plans: RANA004, RANA005

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough council take 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



Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)