Development Management
Application No F/14/73880
Your ref
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09 May 2014

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

Application No. F/14/73880

In pursuance of their powers under the above Act and in accordance with your application received on 17 January 2014

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

**Description:** Construction of 4no. detached 4 bed dwellings with detached triple & double garages, bin & cycle storage, new access from Pylands Lane, following removal of existing commercial use & buildings
**Site:** Land Adjacent To Pylands, Pylands Lane, Bursledon, Southampton, SO31 1BH

For the following reasons:
(1) The proposed development by reason of its layout, design, scale, dominance of built form and taking account of the visible and prominent elements of the application site's rear section would constitute an overdevelopment, which would be out of keeping and visually harmful to the prevailing pattern of development and the rural character and appearance of the locality. As such the proposed development is contrary to Saved Policies 18.CO & 59.BE of the Eastleigh Borough Local Plan Review [2001-2011], Policy DM1 of the Pre-Submission Eastleigh Borough Local Plan [2011-2029] and the National Planning Policy Framework.

(2) The proposal fails to make contributions towards the provision of essential off-site open space works, community infrastructure and 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 Polices DM32 & DM37 of the Pre-Submission Eastleigh Borough Local Plan and Planning Obligations: Supplementary Planning Guidance.

Note to Applicant: The application was refused following the assessment of the following plans: 130024 01, 130024 02, 130024 03, 130024 04, 130024 05, 130024 06, 130024 07, 130024 08, 130024 09, 0050/01.

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)