Development Management
Application No F/14/74182
Your ref
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29 April 2014

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

Application No. F/14/74182

In pursuance of their powers under the above Act and in accordance with your application received on 4 March 2014

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

Description: Construction of 1.no 1.bed attached house and conversion of existing house to 2no. 1 bed flats with associated access, parking, landscaping and cycle and bin stores (amended description)
Site: 39 Witt Road, Fair Oak, Eastleigh, SO50 7FN

For the following reasons:
(1) The proposed dwellings due to the insufficient plot size, would amount to an overdevelopment of the site and would give rise to a cramped and congested layout that provides inadequate amenity space and insufficient/inappropriate parking, bin, and cycle storage resulting in a poor quality living environment detrimental to the amenity of the future occupiers and out of character with development in the locality. As such the proposal is contrary to Saved Policy 59.BE and 85.H of the Eastleigh Borough Local Plan Review [2001-2011]

(2) The proposal fails to make contributions towards the provision of a Traffic Regulation Order required as a direct result of the development proposed. The proposals are therefore contrary to Saved Policies 101.T of Eastleigh Borough Local Plan Review (2001-2011) and Planning Obligations: Supplementary Planning Guidance.

(3) The proposed development due to the location and use of first floor window and proximity of the building to the boundary would result in an unacceptable level of overlooking and perceived overlooking that would lead to a loss of privacy to adjacent properties. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and Quality Places Supplementary Planning Document.

(4) Insufficient information has been submitted to demonstrate that the risk to occupiers of the development from the identified landfill/land contamination has been adequately considered. The proposal is therefore considered to be contrary to Saved Policy 35.ES and 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and paragraph 120 of the NPPF

(5) Insufficient information has been submitted to demonstrate that the noise and disturbance from new occupiers upon each other have been minimised or adequately considered. The proposal is therefore considered to be contrary to Saved Policies 59.BE and 85.H of the Eastleigh Borough Local Plan Review [2001-2011]

Note to Applicant: The application was refused following the assessment of the following plans: Site Plan, Location Plan, TR13/135, TR13/135/1, TR13/135/2, TR13/135/3, TR13/135/4, TR13/135/5, TR13/135/6, TR13/135/7, TR13/135/8, TR13/135/9

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

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)