Development Management
Application No C/14/74198
Your ref
Please ask for Eleanor Evans
Direct dial 023 8068 8495
Hours of work Wed, Thurs & Fri's Only
e-mail eleanor.evans@eastleigh.gov.uk

Peter Atfield
Goadsby Planning & Environment
99 Holdenhurst Road
Bournemouth
BH8 8DY

28 April 2014

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

Application No. C/14/74198

In pursuance of their powers under the above Act and in accordance with your application received on 26 February 2014

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

Description: Construction of first floor rear extension to form 1 no. one bed flat.
Site: Clarke Mews, 30 High Street, Botley, Southampton, SO30 2EA

For the following reasons:
(1) The proposed development would result in a form of building that would appear cramped in relation to the site area and would, in terms of its design and massing, detract from the character and appearance of the conservation area at this point. The proposed development would therefore be contrary to saved policies 59.BE and 169.LB of the Local Plan Review (2001-2011) and policies DM1 and DM10 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029).

(2) The proposed side dormer windows are considered to result in overlooking which would significantly and detrimentally impact upon the amenities and residential amenities of neighbouring properties contrary to saved policy 59.BE of the Local Plan Review (2001-2011) and policy DM1 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029).

(3) The proposed development would fail to meet the parking standards set out in Residential Parking Standards 2009. The additional residential unit would use public and private car parks which would reduce their capacity and undermine their ability to support Botley's shopping centre function. The application is therefore considered

contrary to saved policies 104.T and 133.TC of the Eastleigh Borough Local Plan Review (2001-2011).

(4) Insufficient information has been submitted to demonstrate that the proposed development can meet the necessary requirements of the Council's adopted Supplementary Planning Document 'Environmentally Sustainable Development'. The proposals are therefore considered to be contrary to saved Policy 34.ES of the Eastleigh Borough Local Plan Review (2001-2011), policy DM2 of the Revised Draft Local Plan (2011 - 2029) and the above mentioned document.

(5) The proposals fail to make contributions towards the provision of community infrastructure, off-site public open space, or sustainable integrated transport works, the need for which will increase as a direct result of the development proposed. The proposals are therefore contrary to Supplementary Planning Document 'Planning Obligations', saved Policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review (2001-2011) and policies DM23, DM32, DM35, DM37and the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: 01, 02, 04A, 05A, 06, 07.

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.

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Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)