Development Management
Application No F/14/74273
Your ref
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Mr Mark Muddiman
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SO50 7AL

12 May 2014

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

Application No. F/14/74273

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

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

Description: Erection of 2no. 3 bed dwellings with associated parking and amenity space following demolition of existing dwelling
Site: 5 Jockey Lane, Bishopstoke, Eastleigh, SO50 6DX

For the following reasons:
(1) The proposed development by reason of the siting, design, excessive bulk and scale would be overbearing, visually intrusive, detrimental to the outlook and amenities of No's 1,3, 3a Jockey Lane and 99 Edward Avenue and would be contrary to the prevailing character and pattern of development in the surrounding area. The proposals are therefore considered to be contrary to the guidance contained in the NPPF, Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM1 of the Revised Pre-submission Eastleigh Borough Local Plan 2011-2029 and the Council's 'Quality Places' Supplementary Planning Document (2011).

(2) Insufficent information has been submitted to demonstrate that the proposal is capable of meeting Code for Sustainable Homes level 4 or the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development'. The proposals are therefore contrary to Saved Policies 34.ES of Eastleigh Borough Local Plan Review (2001-2011). Policy DM2 of the Revised Pre-submission Eastleigh Borough Local Plan 2011-2029, and

Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development

(3) Insufficient information has been submitted to demonstrate that adequate and appropriate car parking can be provided that will not have an adverse visual impact on the street scene or give rise to highway safety concerns. As such the development would conflict with the guidance contained in saved Policy 104.T and 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Policies DM23 and DM24 of the Revised Pre-submission Eastleigh Borough Local Plan (2011-2029), Supplementary Planning Document: Quality Places, and Supplementary Planning Document: Residential Parking Standards.

(4) Insufficient information has been submitted to demonstrate that adequate and appropriate bin and cycle storage can be provided. As such the development would conflict with the guidance contained in saved Policy 28.ES, 104.T and 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Policies DM1 and DM23 of the Revised Pre-submission Eastleigh Borough Local Plan (2011-2029), Supplementary Planning Document: Quality Places and Supplementary Planning Document: Residential Parking Standards.

(5) 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), Policy DM23, DM32, DM35, and DM371 of the Revised Pre-submission Eastleigh Borough Local Plan 2011-2029, and Planning Obligations: Supplementary Planning Guidance.

Note to Applicant: The application was refused following the assessment of the following plans: LOC1, 14/JL/01, 14/JL/02, 14/JL/03, 14/JL/04, 14/JL/05, 14/JL/06, 14/JL/07

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)