Development Control
Application No F/13/73697
Your ref
Please ask for Kitty Budden
Direct dial 023 8068 8266
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail kitty.budden@eastleigh.gov.uk

Mdt Design (Matthew Tate)
1a Portsmouth Road
Fishers Pond
Eastleigh
SO50 7HF

04 February 2014

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

Application No. F/13/73697

In pursuance of their powers under the above Act and in accordance with your application received on 10 December 2013

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

Description: Erection of 4no. 4 bed detached dwellings with detached carports following demolition of existing storage building
Site: Pear Tree Farm, Winchester Road, Fair Oak, Eastleigh, SO50 7HD

For the following reasons:
(1) No justification has been provided to demonstrate the proposed new dwellings would be acceptable within a countryside location, contrary to saved policy 1.CO and 6.CO of the Eastleigh Borough Local Plan Review [2001-2011].

(2) The proposed dwellings would have a significant urbanising impact, visually and physically, on the character and appearance of the immediate locality, diminishing the open character of the land, contrary to saved policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011]. The lack of a sustainable location and the adverse impact of the proposed dwellings is therefore considered contrary to the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: 1625/03_01_G, 1625/03_03_I.

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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)