Development Control
Application No F/13/73716
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

Mr P Harris
Giles Wheeler Bennett
West Court
Lower Basingwell Street
Bishops Waltham
SO32 1AJ

24 January 2014

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

Application No. F/13/73716

In pursuance of their powers under the above Act and in accordance with your application received on 6 December 2013

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

Description: Erection of agricultural building with associated access track (amended description)
Site: Land Adjacent Whitehaven, Brook Lane, Botley, Southampton, SO30 2ER

For the following reasons:
(1) The proposed development is considered to result in a building that is in excess of that currently required and therefore the barn is not considered necessary at the size proposed for the purpose for which it is required. The proposed development is therefore considered to be contrary to saved policy 1.CO of the Eastleigh Borough Local Plan Review (2001-2011)

(2) The proposed development by reason of its size, mass and design is considered to cause unacceptable harm to the character and appearance of the countryside at this point. The proposed development is therefore considered to be contrary to saved policies 1.CO and 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and policies DM1 and DM14 of the revised draft Eastleigh Borough Local Plan 2011-2029.

(3) Insufficient information has been submitted to demonstrate that there are no other suitable alternative existing buildings on other sites thereby avoiding non essential building in the countryside and protecting the character and appearance of the area. The proposed development is therefore contrary to policy DM14 of the Revised Draft Local Plan (2011 - 2029).

Note to Applicant: The application was refused following the assessment of the following plans: LOC 01, BLO 1, 02, 03, 04

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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)