Development Control
Application No C/12/71414
Your ref
Please ask for Nicola Reid
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16 November 2012

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

Application No. C/12/71414

In pursuance of their powers under the above Act and in accordance with your application received on 21 September 2012

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

Description: Construction of detached three storey dwelling with two storey detached pool house/annexe & associated landscaping (alternative design to planning permission C/26357/005/00)
Site: Plot 1, Land To The Rear Of Nightingale House, Beach Lane, Netley Abbey, Southampton, SO31 5DE

For the following reasons:

(1) The proposed dwelling and pool house, due to the design and combined scale of both, will result in an overprominent and incongruous feature adversely affecting the character and appearance of the conservation area. The proposal is therefore in conflict with saved policies 59.BE & 169.LB of the Eastleigh Borough Local Plan Review [2001-2011], policies DM1 & DM10 of the Pre-Submission Eastleigh Borough Local Plan [2011-2029] and the guidance within the National Planning Policy Framework.

(2) The proposal does not make contributions towards the provision of essential off-site open space works, community infrastructure or sustainable transport works, the need for which will increase as a direct result of the development proposed. The proposal is therefore contrary to Saved Policies 191.IN, 101.T & 147.OS of the Eastleigh Borough Local Plan Review 2001-2011, policy DM37 of the Pre-Submission

Eastleigh Borough Local Plan 2011-2029 & Supplementary Planning Document: Planning Obligations.

This planning decision is in accordance with the following plans numbered: , 131B, 132C, 133A, 134, 135B, 136, 138, C11-02-01, C11-02-02.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)