Development Control
Application No F/13/73273
Your ref
Please ask for Tracy Payne
Direct dial 023 8068 3346
Hours of work M&T 9.30-5 W&T&F 9.30-2
e-mail tracy.payne@eastleigh.gov.uk

La Hally Architect
38 Leigh Road
Eastleigh
SO50 9DT

30 October 2013

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

Application No. F/13/73273

In pursuance of their powers under the above Act and in accordance with your application received on 9 September 2013

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

Description: Erection of 1No. Attached 3-bed dwelling
Site: Land Adjacent To, 39 Nightingale Avenue, Eastleigh, SO50 9JS

For the following reasons:

(1) The proposed development by reason of its massing, design, detailing, and overall appearance on this prominent open corner plot would create an unwelcome, incongruous and visually dominant feature that does not respect the uniform pattern of semi detached houses to open spaces, thereby having a detrimental impact on the character and appearance of the Aviary Estate Special Policy Area. As such the proposal conflicts with the guidance contained within saved Policies 59.BE & 183.LB of the Eastleigh Borough Local Plan Review [2001-2011].

(2) Insufficient information has been submitted to demonstrate that bin and cycle storage can be provided for the existing property (No.39) with adequate means of rear access, or that will not have an adverse visual impact on the street scene. 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), Supplementary Planning Document: Quality Places and Supplementary Planning Document: Residential Parking Standards.

(3) The proposals fail to make contributions towards the provision of community infrastructure, off-site public open space and 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 and 191.IN of the Eastleigh Borough Local Plan Review (2001-2011) and Supplementary Planning Document: Planning Obligations.

Note to Applicant: The application was refused following the assessment of the following plans:326.PL.Block, 326.PL.Site, 326.PL.001, 326.PL.0002, 326.PL.0003, 326.PL.0004, 326.PL.0005, 326.PL.0006, 326.PL.0007, 326.PL.008, 326.SU.001, 326.SU.002, 326.SU.003, 326.SU.004, 326.SU.005, 326.SU.006, 326.SU.Survey.

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)