Development Control
Application No F/12/71234
Your ref
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26 September 2012

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

Application No. F/12/71234

In pursuance of their powers under the above Act and in accordance with your application received on 7 August 2012

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

Description: Two storey front & single storey side extensions & conversion of dwelling into 2no. two bed dwellings with ancillary parking & new pedestrian access
Site: 2a Freegrounds Road, Hedge End, Southampton, SO30 0HH

For the following reasons:

(1) The development proposed fails to provide sufficient private amenity space as required by policy 59.BE of Eastleigh Borough Council Local Plan (2001 - 2011), DM1 of Pre Submission Eastleigh Borough Council Local Plan (2011 - 2029) and 'Quality Spaces' Supplementary Planning Document.

(2) The proposed first floor bedroom windows on the east elevation of the proposed development will create direct and harmful levels of overlooking onto the private amenity space of no. 2 Freegrounds Road contrary to the requirements of policy 59.BE of the Eastleigh Borough Local Plan (2001-2011) and policy DM1 of Pre Submission Eastleigh Borough Council Local Plan (2011 - 2029)

(3) Insufficient information has been submitted to demonstrate that the site will be adequately defended from flooding or the scheme would prevent either life being endangered or property damaged. As such the proposed development is contrary to

the requirements of saved Policy 43.ES of the Eastleigh Borough Local Plan (2001-2011) and policy DM4 of Pre Submission Eastleigh Borough Council Local Plan (2011 - 2029) .

(4) Inadequate provision is made on the site for the parking of vehicles in a satisfactory manner, contrary to Policy 104.T of the Eastleigh Local Plan (2001-2011) and policy DM24 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029)

(5) The proposals fail to make contributions towards the provision of community infrastructure, off-site public open space, or sustainable integrated transport works, the need for which will increase as a direct result of the development proposed. The proposals are therefore contrary to Supplementary Planning Document 'Planning Obligations', saved Policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review (2001-2011) and policies DM8, DM23, DM32 and DM37 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029) and the provisions of Circular 05/05.

(6) The decision has been made based on the following plans: 120052 01, 120052 02, 120052 03, 120052 04, 120052 05, 120052 06.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)