Development Control
Application No F/13/72547
Your ref
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Mr Paul Cole
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01 November 2013

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

Application No. F/13/72547

In pursuance of their powers under the above Act and in accordance with your application received on 20 June 2013

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

Description: Erection of 1no. 4 bedroom dwelling with associated car parking, garden & cycle storage and formation of new shared access (amended description)
Site: 33 Freegrounds Road, Hedge End, Southampton, SO30 0HS

For the following reasons:

(1) By virtue of the scale, design and siting of the proposed dwelling, the scheme would visually dominate and result in a perceived loss of privacy to no.31a Freegrounds Road to the detriment of the residential amenity of this neighbouring property. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] , Quality Places Supplementary Planning Document and draft policy DM1 of the Revised Draft Eastleigh Borough Local Plan [2011-2029].

(2) By virtue of the siting of the dwelling and the proposed culverting of the Marls Road Tributary, insufficient information has been provided to demonstrate how sufficient access would be retained for maintenance of the ditch, how the integrity of the ditch would not be undermined and how the development would not result in flooding issues off site. As such the proposal is contrary to Saved Policies 41.ES and 42.ES of the Eastleigh Borough Local Plan Review [2001-2011] , paragraph 101 of

the NPPF and draft policy DM5 and DM6 of the Revised Draft Eastleigh Borough Local Plan [2011-2029].

(3) Insufficient information has been provided as part of the Floor Risk Assessment to adequately assess the risks of flooding nor does it provide mitigation measures for the loss of flood storage. As such the proposal is contrary to Saved Policy 42.ES and 43.ES of the Eastleigh Borough Local Plan Review [2001-2011] , paragraph 103 of the NPPF and draft policy DM5 of the Revised Draft Eastleigh Borough Local Plan [2011-2029].

(4)The proposal fails to make contributions towards the provision of essential off-site open space works, community infrastructure or 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 Eastleigh Borough Local Plan Review (2001-2011), the Planning Obligations Supplementary Planning Guidance and emerging policy DM23, DM32 and DM37 of the Revised Draft Eastleigh Borough Local Plan [2011-2029].

For the avoidance of doubt he following plans were considered when determining this application. Numbers: 01, 04, 05, 06.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)