Development Control
Application No F/13/72333
Your ref
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25 July 2013

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

Application No. F/13/72333

In pursuance of their powers under the above Act and in accordance with your application received on 30 May 2013

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

Description: Erection of 2 storey side extension to provide 2no. 1 bed flats and conversion of existing dwelling to provide 2no. 1 bed flats with associated parking
Site: 39 Nightingale Avenue, Eastleigh, SO50 9JS

For the following reasons:
(1) The proposed development by reason of its massing, design, detailing, and overall appearance 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 Policy 59.BE & 183.LB of the Eastleigh Borough Local Plan Review [2001-2011].

(2) The proposed development due to its design, layout, and positioning of windows would result in an unacceptable level of overlooking and loss of privacy to the detriment of the amenities currently enjoyed by the occupiers of 1 Raven Square and 37 Nightingale Avenue. As such the proposal is contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and Quality Places Supplementary Planning Document.

(3) The proposal would amount to an overdevelopment of the site with insufficient amenity space, bin and cycle storage. As such the development would conflict with the guidance contained in saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Supplementary Planning Document: Quality Places and Supplementary Planning Document: Residential Parking Standards.

(4) Insufficient information has been submitted to demonstrate that the proposed bin and cycle stores will not have an adverse visual impact on the street scene and that they are of a sufficient size to accommodate the bin and cycle store requirements. 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

(5) 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 the provisions of Circular 05/05.

Note to Applicant: The application was refused following the assessment of the following plans: 1057/1

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)