Development Control
Application No F/12/71770
Your ref
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14 February 2013

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

Application No. F/12/71770

In pursuance of their powers under the above Act and in accordance with your application received on 20 December 2012

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

Description: Erection of 1No. 2/3 bed detached dwelling
Site: Land To Rear Of, 7 The Paddock, Eastleigh, SO50 4SD

For the following reasons:

(1) The use of the application site as a building plot would go against the prevailing character and pattern of development in the area and would result in a development out of context with and to the detriment of the prevailing character and visual amenity of Rookwood Close and the surrounding area. The proposal is therefore considered to be contrary to guidance contained in the Council's Supplementary Planning Document 'Quality Places', saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and Policy DM1 of the Pre-submission Eastleigh Borough Local Plan 2011-2029.

(2) The proposed development, by virtue of its small plot size would result in a cramped and poor quality external amenity space and setting for the dwelling, to the detriment of the amenity of future occupiers of the development. The proposal is therefore considered to be contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM1 of the Pre-submission Eastleigh Borough Local Plan 2011-2029 and Supplementary Planning Document 'Quality Places'.

(3) The proposal as set out provides insufficient and inadequate off-road parking to

serve the development proposed and provides no details of how the level change between the site and the Rookwood Close would be dealt with, contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM24 of the Pre-submission Eastleigh Borough Local Plan 2011-2029 and Supplementary Planning Document 'Residential Parking Standards'.

(4) Insufficient information has been submitted to demonstrate that the proposed development will not have any adverse or detrimental impact to adjacent trees which are subject to Tree Preservation Orders and form an important amenity feature of the surrounding area. The proposal is therefore considered to be contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM1 of the Pre-submission Eastleigh Borough Local Plan 2011-2029 and Supplementary Planning Document 'Quality Places'.

(5) Based on the information provided the proposed development will not meet the necessary requirements of the Council's adopted Supplementary Planning Document 'Environmentally Sustainable Development'. The proposal is therefore considered to be contrary to saved Policy 34.ES of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM2 of the Pre-submission Eastleigh Borough Local Plan 2011-2029 and the above mentioned document.

(6) The proposal fails 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 proposal is therefore contrary to Supplementary Planning Document 'Planning Obligations', saved Policies 101.T, 147.OS & 191.IN of the Eastleigh Borough Local Plan Review (2001-2011), Policies DM23, DM32, DM35 & DM37 of the Pre-submission
Eastleigh Borough Local Plan 2011-2029, and the provisions of the
National Planning Policy Framework.

Note to Applicant: This decision has been made based on the following submitted plans: BIRD004, BIRD005 & BIRD006.

Note to Applicant: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council take a positive and proactive 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)