Development Management
Application No F/14/75279
Your ref
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02 December 2014

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

Application No. F/14/75279

In pursuance of their powers under the above Act and in accordance with your application received on 7 October 2014

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

Description: Conversion of garage into habitable accommodation
Site: 116 Wellstead Way, Hedge End, Southampton, SO30 2LE

For the following reasons:
(1) The proposed conversion of the garage into habitable accommodation fails to provide adequate provision for on site car parking which would encourage the parking of vehicles on the public highway and so interrupt the free flow of traffic and cause a hazard to road users. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011], policy DM24 of the submitted Eastleigh Borough Local Plan [2011-2029] and Supplementary Planning Guidance: Residential Parking Standards.

Note to Applicant: The application was refused following the assessment of the following plans 8745/1, 8743/2.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes 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.

All references to the Submitted Eastleigh Borough Local Plan relates to the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)