Development Control
Application No F/13/73540
Your ref
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Architectural Projects
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24 January 2014

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

Application No. F/13/73540

In pursuance of their powers under the above Act and in accordance with your application received on 3 December 2013

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

Description: Erection of 2no. 2 bedroom dwellings with attached garage & associated car parking, with access from Upper Northam Road, following demolition of existing garage
Site: 41 Upper Northam Road, Hedge End, Southampton, SO30 4EA

For the following reasons:
(1) The proposed development due to its layout, orientation and design would create an awkward and incongruous feature at odds with the appearance of Chalice Court and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to the National Planning Policy Framework, Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and Policy DM1 of the Revised Draft Eastleigh Borough Local Plan [2011-2029].

(2) Based on the limited information received, the proposed development due to its siting, massing and design would be overbearing and result in an unacceptable loss of outlook, light and privacy enjoyed by the occupiers of 18 & 19 Chalice Court. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011], Policy DM1 of the Revised Draft Eastleigh Borough Local Plan [2011-2029] and Quality Places Supplementary Planning Document.

(3) The position of the vehicular access and turning area for the proposed development would result in increased levels of noise and disturbance detrimental to the amenities of the occupiers of 41 Upper Northam Road and 20 Chalice Court. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and Policy DM1 of the Revised Draft Eastleigh Borough Local Plan [2011-2029].

(4) Based on the limited information received, the proposed development would result in damage to the health of a number of mature protected trees, which form an important and attractive feature within the locality. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and Policy DM1 of the Revised Draft Eastleigh Borough Local Plan [2011-2029].

(5) Based on the limited information received, the proposed development due to its siting, orientation and close proximity to mature trees would lead to a dark and poor quality living environment detrimental to the amenities of their future occupiers. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011], Policy DM1 of the Revised Draft Eastleigh Borough Local Plan [2011-2029] and Quality Places Supplementary Planning Document.

(6) Based on the limited information received, the proposed development has the potential to harm protected bats and other wildlife in the locality and fails to take the opportunity to enhance the value of features and habitats of nature conservation. As such the proposal is contrary to the National Planning Policy Framework, Saved Policies 26.NC & 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and Policies DM1 & DM9 of the Revised Draft Eastleigh Borough Local Plan [2011-2029].

(7) The proposal fails to make contributions towards the provision of essential off-site open space works, community infrastructure, sustainable transport & Solent disturbance mitigation project, 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 & 191.IN of Eastleigh Borough Local Plan Review (2001-2011), and Policies DM37 of the Revised Draft Eastleigh Borough Local Plan [2011-2029] and Planning Obligations: Supplementary Planning Guidance.

Note to Applicant: The application was refused following the assessment of the following plans: ADS/013/053, ADS/013/054.

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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)