Development Management
Application No F/14/75326
Your ref
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01 December 2014

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

Application No. F/14/75326

In pursuance of their powers under the above Act and in accordance with your application received on 27 October 2014

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

Description: Single storey rear extension, change of use from part residential (C3) and part Dental practice (D1) to Dental practice (D1) and reconfiguration of rear parking area
Site: Dental Surgery, 5 Satchell Lane, Hamble-Le-Rice, Southampton, SO31 4HF

For the following reasons:
(1) The proposed development would result in an intensification of use that would harm the neighbouring residential amenity by reason of noise and disturbance associated with customer movements, noise within the premises and car movements. The proposed development would therefore be contrary to saved policies 59.BE and 186.IN of the Eastleigh Borough Local Plan Review [2001-2011] and policy DM1 of the Submitted Eastleigh Borough Local Plan [2011-2029].

(2) The proposal fails to make contributions towards the provision of 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 of Eastleigh Borough Local Plan Review [2001-2011], emerging policies DM23, and DM37 of the Submitted Eastleigh Borough Local Plan [2011-2029], and Planning Obligations: Supplementary Planning Guidance [adopted July 2008].

Note to Applicant: The application was refused following the assessment of the following plans numbered: HAM 8-9-14 GRP Rev 1, HAM 8-9-14-BP Rev 1, HAM 8-9-14 Rev 3, HAM 8-9-14-E Rev 3.

Note to Applicant: All reference 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)