Development Management
Application No O/17/79997
Your ref
Please ask for Clare Martin
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Mrs L Whitehorn
1 Southern Road
West End
Southampton
SO30 3ES

03 April 2017

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. O/17/79997

In pursuance of their powers under the above Act and in accordance with your application received on 6 February 2017

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

Description: Outline application: Construction of 1no. 3 bed chalet bungalow with associated access, car parking and amenity area (access, appearance, layout and scale)
Site: 1 Southern Road, West End, Southampton, SO30 3ES

For the following reasons:
(1) The proposed development, due to its siting, design, massing and subsequent loss of open space would create a cramped and incongruous feature detrimental to the character and appearance of the locality. As such the proposed development is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan [2001-2011], Policy DM1 of the Submitted Eastleigh Borough Local Plan [2011-2029], The National Planning Policy Framework and The Council's Quality Places SPD.

(2) The siting of the proposed development has the potential to jeopardise the health and long term retention of the mature sweet chestnut tree, which is protected by a Tree Preservation Order and adds to the verdant character of the locality. As such the development is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan [2001-2011] and Policy DM1 of the Eastleigh Borough Local Plan [2011-2029].

(3) The application fails to secure mitigation against additional recreational pressure created by the development on the Solent and Southampton Water Special Protection

Area. As such the proposals are contrary to the Conservation of Natural Habitats and Species Regulations 2010, Policy SM9 of the Submitted Eastleigh Borough Local Plan [2011-2029] and The National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: Loc 01, Blo 02, Blo 03, 04, 05, 06, 07.

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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)