Development Management
Application No F/16/79253
Your ref
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30 November 2016

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

Application No. F/16/79253

In pursuance of their powers under the above Act and in accordance with your application received on 19 September 2016

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

Description: Raising roof of garage to form 1no. two bed dwelling with front & rear dormer windows, rear garden & retention of 5no. shared car parking spaces within garage. Variation of condition 8 of planning permission F/14/74543 to amend approved car parking layout.

Site: Moorgreen Farm, Burnetts Lane, West End, Southampton, SO30 2HH

For the following reasons:

(1) The proposal would create a bland, bulky and unappealing building which would detract from the setting of the grade II Listed Farm House and would be detrimental to the character and appearance of the site and wider locality. As such the proposed development is contrary to Saved Policies 59.BE & 174.LB of the Eastleigh Borough Local Plan Review [2001-2011], Policies DM1 & DM10 of the Submitted Eastleigh Borough Local Plan (2011-2029) and guidance within the National Planning Policy Framework.

(2) The proposal would create a cramped and poor quality living environment which would be adversely affected by vehicle movements to the detriment of its future residents. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh

Borough Local Plan Review [2001-2011], Policy DM1 of the Submitted Eastleigh Borough Local Plan (2011-2029) and guidance within the National Planning Policy Framework.

(3) Insufficient information has been submitted to demonstrate that the proposed development will not result in any harm to bats, which are a protected species, or the destruction of a breeding or resting place used by bats. As such the application is considered to be contrary to saved Policy 25.NC of the Eastleigh Borough Local Plan Review (2001-2011) and Policy DM9 of the Submitted Eastleigh Borough Local Plan 2011-2029.

Note to Applicant: The application was refused following the assessment of the following plans: PL01, PL02, PL03, PL04, PL05.

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)