Development Management
Application No C/15/76670
Your ref
Please ask for David Huckfield
Direct dial 023 8068 8811
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail david.huckfield@eastleigh.gov.uk

Neil March
Southern Planning Practice
Youngs Yard
Churchfields
Twyford
Winchester
SO21 1NN

03 August 2015

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

Application No. C/15/76670

In pursuance of their powers under the above Act and in accordance with your application received on 8 June 2015

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

Description: First floor extension above existing garage to allow for enlargement of adjoining annexe accommodation
Site: The Shambles, 45 High Street, Botley, Southampton, SO30 2EA

For the following reasons:

(1) The proposed development due to its siting, design, and excessive size and scale, would appear cramped and disproportionate in nature and as an unduly visually prominent, incongruous and discordant feature within the street scene, to the detriment of its prevailing character as well as that of the Botley Conservation Area. As such the proposed development is considered to be contrary to Saved Policies 59.BE and 169.LB of the Eastleigh Borough Local Plan Review 2001-2011, Policies DM1 and DM10 of the Submitted Eastleigh Borough Local Plan 2011-2029, as well as Sections 7 and 12 of the National Planning Policy Framework.

(2) The proposal is considered to form an independent unit of accommodation, due to its physical detachment, size and free-standing, self-contained nature. In this regard the development is considered to be poorly laid out, at odds with the prevailing characteristics and pattern of residential development within the locality and this part

of the Botley Conservation Area, to provide inadequate amenity space, parking and bin and cycle storage, and to be unduly harmful to residential amenity. The proposals are therefore considered to be contrary to Saved Policies 28.ES, 59.BE, 104.T and 169.LB of the Eastleigh Borough Local Plan 2001-2011, Policies DM1, DM10 and DM24 of the Submitted Eastleigh Borough Local Plan 2011-2029, as well as Paragraph 17 and Sections 7 and 12 of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: E/412/NM/001, E/412/NM/002, E/412/NM/003, E/412/NM/004.

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)