Development Management
Application No F/16/78527
Your ref
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20 July 2016

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

Application No. F/16/78527

In pursuance of their powers under the above Act and in accordance with your application received on 5 May 2016

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

Description: Extension & conversion of garage to create one bed dwelling with associated amenity space & parking & erection of single bay garage
Site: Land Adjacent To, 12 Cherry Drove, Horton Heath, Eastleigh, SO50 7DS

For the following reasons:
1) The proposed development owing to its scale and siting would result in a cramped and congested overdevelopment of the site, undermining the spatial characteristics and existing pattern of development of Cherry Drove, creating a sense of enclosure which would undermine the spatial qualities of this locality. The proposed development would be contrary to NPPF paragraphs 56, 58 and 64, Saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising of the 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', Supplementary Planning Document: Bishopstoke, Fair Oak, & Horton Heath (2008), Supplementary Planning Guidance: Quality Places (2011).

(2) The proposed development due to its insufficient plot size, would amount to an overdevelopment of the site and would give rise to a cramped and poor quality living environment detrimental to the amenity of their future occupiers and out of character with development in the locality. The proposed development would be 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, July 2014, (the Submitted Local Plan) comprising of the 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', Supplementary Planning Guidance: Quality Places (2011).

Note to Applicant: The application was refused following the assessment of the following plans: 101, 102 & 300

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)