Development Management
Application No C/15/75937
Your ref
Please ask for Clare Martin
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Mr I Knight
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26 March 2015

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

Application No. C/15/75937

In pursuance of their powers under the above Act and in accordance with your application received on 30 January 2015

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

Description: Change of use of building from mixed A1 (retail) & B1 (office) to 3no. one bed & 1no. two bed dwellings with associated communal garden, cycle & bin storage
Site: Capstan House, High Street, Hamble-Le-Rice, Southampton, SO31 4HA

For the following reasons:
(1) The proposed residential use, unlike the existing use, will not attract customers to the designated shopping area and as such will detract from the vitality and viability of Hamble Village Centre. The proposal is therefore contrary to saved Policy 140.TC of the Eastleigh Borough Local Plan (2001-2011), Policy DM20 of the Submitted Eastleigh Borough Local Plan 2011 - 2029 and guidance contained within the National Planning Policy Framework.

(2) The proposed development fails to provide adequate provision for on site car parking and as such will encourage the parking of vehicles on the public highway and so interrupt the free flow of traffic and cause a hazard to road users. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011], Policy DM24 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, guidance contained within the National Planning Policy Framework and Residential Parking Standards Supplementary Planning Document.

Note to Applicant: The application was refused following the assessment of the following plans: Blo 01, 02, 03.

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

Note to Applicant: This development is located within a resident's parking scheme and it is Council policy that residents of all new developments will not be eligible for parking permits. The term development means the construction of new or replacement buildings or alterations to existing buildings that result in an increased demand for parking not catered for within the development.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)