Development Management
Application No F/14/75707
Your ref
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Mark Tuson
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17 June 2015

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

Application No. F/14/75707

In pursuance of their powers under the above Act and in accordance with your application received on 25 March 2015

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

Description: Construction of four bedroom dwelling
Site: 1 Swaythling Road, West End, Southampton, SO30 3AE

For the following reasons:
(1) The position, proximity and orientation of the proposed development in relation to existing surrounding development would result in severe and unacceptable overlooking and loss of privacy for occupiers of the proposed development, to the detriment of their residential amenity and quality of living environment. The application is therefore considered to 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, and the Council's 'Quality Places' Supplementary Planning Document.

(2) The position, proximity and orientation of the proposed dwelling and its first floor front bedroom window in relation to first floor rear bedroom window of No.1 Swaythling Road would result in unacceptable overlooking and loss of privacy for occupiers of both the existing and proposed dwellings, to the detriment of their residential amenity. As such, the application is considered to 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, and the Council's 'Quality Places' Supplementary Planning Document.

(3) The proposal fails to make contributions towards the Solent Disturbance Mitigation Project, the need for which will increase as a direct result of the cumulative impact from recreational pressure derived from the additional development proposed. The proposal is therefore contrary to Supplementary Planning Document 'Planning Obligations', saved Policy 25.NC of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM37 of the Submitted Eastleigh Borough Local Plan 2011-2029, and paragraph 118 of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: MT/Langhorn/1 Rev A.

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)