Development Management
Application No F/17/79894
Your ref
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20 March 2017

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

Application No. F/17/79894

In pursuance of their powers under the above Act and in accordance with your application received on 23 January 2017

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

Description: Construction of detached two storey 4 bedroom dwelling & detached garden gym, following demolition of existing bungalow
Site: Abbey Court, School Lane, Hamble-Le-Rice, Southampton, SO31 4JD

For the following reasons:
(1) The proposed dwelling, by virtue of its height, form, scale, design and appearance, would have a detrimental and unacceptable impact upon the visual amenity and setting of the neighbouring Grade II* Listed Building and its curtilage, namely St. Andrew's Church, Churchyard and War Memorial. As such the application is considered to be contrary to saved Policies 59.BE, 171.LB, 174.LB & 175.LB of the adopted Eastleigh Borough Local Plan Review (2001-2011) and Policies DM1 & DM10 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014.

(2) The proposed dwelling, by virtue of its height, form, scale, design and appearance, would have a detrimental and unacceptable impact upon the visual amenity of the area and the setting of the Hamble Conservation Area and the approach into the historic core of the village. As such the application is considered to be contrary to saved Policies 59.BE, 169.LB & 171.LB of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policies DM1 & DM10 of the Submitted Eastleigh Borough Local

Plan 2011-2029, July 2014, and the Council's Supplementary Planning Document 'Quality Places'.

(3) The proposed detached garden store, by virtue of its height, form, scale, design, appearance and location, would likely result in the loss of or substantial damage to the existing boundary hedge, as well as have a detrimental and unacceptable impact upon the visual amenity and setting of the neighbouring Grade II* Listed Building and its curtilage, namely St. Andrew's Church, Churchyard and War Memorial, together with the setting and appearance of the Hamble Conservation Area. As such the application is considered to be contrary to saved Policies 59.BE, 169.LB, 171.LB, 174.LB & 175.LB of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policies DM1 & DM10 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, and the Council's Supplementary Planning Document 'Quality Places'.

Note to Applicant: The application was refused following the assessment of the following plans: PO1, PO2, PO3 & PO4.

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.

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Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)