Development Management
Application No F/14/74749
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21 August 2014

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

Application No. F/14/74749

In pursuance of their powers under the above Act and in accordance with your application received on 26 June 2014

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

Description: Erection of two storey 3no. bed dwelling attached to no. 9 Birch Road to form end of terrace property with associated access, parking and landscaping
Site: Land To Side Of, 9 Birch Road, Hedge End, Southampton, SO30 4GA

For the following reasons:
(1) The proposed development, due to its scale, siting and layout would represent an inappropriate development of a residential garden and introduce an overprominent and visually intrusive form of development to the locality, to the detriment of the existing character and appearance of the area as well as the street scene within this section of Birch Road and Long Close Road. The proposal is therefore considered to be contrary to Saved Policy 59.BE of Eastleigh Borough Local Plan Review [2001-2011], Policy DM1 of the Pre-Submission Eastleigh Borough Local Plan [2011-2029] and the guidance contained within the Council's adopted Supplementary Planning Document: Quality Places, as well as the National Planning Policy Framework.

(2) The proposed development owing to its scale, siting and layout would unacceptably reduce the level and quality of the useable private amenity space available to serve No. 9 Birch Road, to the detriment of the residential amenity of its occupiers. The proposal is therefore considered to be contrary to Saved Policy 59.BE

of Eastleigh Borough Local Plan Review [2001-2011], Policy DM1 of the Pre-Submission Eastleigh Borough Local Plan [2011-2029] and the guidance contained within the Council's adopted Supplementary Planning Document: Quality Places, as well as the National Planning Policy Framework.

(3) The proposals fail to demonstrate that an adequate and appropriate area of useable private amenity space could be provided to serve the proposed property, to the detriment of the residential amenity of its future occupiers. The proposal is therefore considered to be contrary to Saved Policy 59.BE of Eastleigh Borough Local Plan Review [2001-2011], Policy DM1 of the Pre-Submission Eastleigh Borough Local Plan [2011-2029] and the guidance contained within the Council's adopted Supplementary Planning Document: Quality Places, as well as the National Planning Policy Framework.

(4) The proposals fail to demonstrate that an adequate level of on-site car parking and layout for vehicles could be provided to serve the proposed dwelling. As such it is considered that the development would encourage the parking of vehicles on the public highway and so interrupt the free flow of traffic, causing a hazard to road users. As such the proposal is contrary to Saved Policies 59.BE and 104.T of the Eastleigh Borough Local Plan Review [2001-2011], Policy DM24 of the Revised Pre-Submission Eastleigh Borough Local Plan [2011-2029], as well as the Council's adopted Residential Parking Standards Supplementary Planning Document.

(5) Due to the lack of information provided the proposals fail to demonstrate that the proposed residential unit would meet the required level of the Code for Sustainable Homes or the requirements of the Council's adopted Environmentally Sustainable Development Supplementary Planning Document, and are therefore contrary to Saved Policy 34.ES of the Eastleigh Borough Local Plan Review 2001-2011, Policy DM2 of the Revised Draft Eastleigh Borough Local Plan 2011-2029 and the Council's adopted Environmentally Sustainable Development Supplementary Planning Document.

(6) The proposals fail to make contributions towards the provision of essential off-site open space works, community infrastructure, or sustainable transport measures, the need for which will increase as a direct result of the development proposed. The application is therefore contrary to saved policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review [2001-2011], Policy DM37 of the Revised Pre-Submission Eastleigh Borough Local Plan [2011-2029] and the Council's adopted Supplementary Planning Document: Planning Obligations.

Note to Applicant: The application was refused following the assessment of plan numbers: ADS/014/076.

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.