Development Management
Application No F/15/77411
Your ref
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09 December 2015

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

Application No. F/15/77411

In pursuance of their powers under the above Act and in accordance with your application received on 16 October 2015

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

Description: Construction of three bedroom detached dwelling with ancillary parking, bin storage & access from New Road, following demolition of garage
Site: Land To Rear Of, 76 New Road, Netley Abbey, Southampton, SO31 5BS

For the following reasons:
(1) The siting, form, scale, layout and appearance of the proposed development would go against the prevailing character, pattern and grain of development in the immediate area and would introduce a development out of context with and to the detriment of the prevailing character and pattern of development in the surrounding area. The proposal 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 and guidance contained in the Council's Supplementary Planning Document 'Quality Places'.

(2) The proposed development, by reason of its siting, bulk, proximity to side boundaries and position of windows would result in a form of development that would appear visually intrusive and dominating when viewed from neighbouring properties and their gardens, as well as result in overlooking and loss of privacy, to the detriment

of the residential amenity of occupiers of these properties. The development would therefore 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 and guidance contained in the Council's Supplementary Planning Document 'Quality Places'.

(3) 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 Submitted Eastleigh Borough Local Plan [2011-2029] and the Council's adopted Supplementary Planning Document: Planning Obligations.

(4) 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: SK/1, SK/2, SK/200, SK/500 & SK/1250

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



Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)