Development Management
Application No O/16/77848
Your ref
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11 March 2016

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

Application No. O/16/77848

In pursuance of their powers under the above Act and in accordance with your application received on 12 January 2016

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

Description: Outline: Application for construction of 1no. 2 bed dwelling with access off Baltic Road (access, layout & scale to be considered)
Site: Rear Of, 45 Hope Road, West End, Southampton, SO30 3GE

For the following reasons:

(1) The proposed dwelling, by reason of its nature, scale and siting, would result in a visually prominent and incongruous feature at odds with the established pattern of development and detrimental to the character and appearance of the Baltic Road street scene and wider locality. As such the proposal is contrary to Saved Policy 59.BE of the adopted Local Plan, Policy DM1 of the Submitted Local Plan, The National Planning Policy Framework and the Council's 'Quality Places' SPD.

(2) The proposed development, by reason of its nature, scale and siting, would appear visually dominating and increase levels of overlooking detrimental to the amenities of the occupiers of 43, 45 & 47 Hope Road and result in a loss of daylight and privacy detrimental to the amenities of the occupiers of Barton. As such the proposal is Saved Policy 59.BE of the adopted Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

(3) The proposed development fails to demonstrate access to the on site car parking spaces, without which the development would 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], Policies DM1 and DM24 of the Submitted Local Plan and the Council's 'Residential Parking Standards' SPD.

(4) The site is located within flood zone 2 & 3 and fails to demonstrate how the development will be defended from the affects of flooding. As such the proposal is contrary to Saved Policy 43.ES of the Eastleigh Borough Local Plan [2001-2011], Policy DM6 of the Submitted Local Plan [2011-2029] and The National Planning Policy Framework.

(5) Based on the limited information received the proposed development has the potential to damage the health of the protected trees within the vicinity of the site, which are considered an important and attractive feature within the locality. As such the proposal is contrary to Saved Policy 59.BE of the Adopted Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

(6) The proposal fails to make contributions towards the provision of essential off-site open space works, community infrastructure, sustainable transport or the Solent mitigation and disturbance project, the need for which will increase as a direct result of the development proposed. The proposals are therefore contrary to Saved Policies 101.T, 147.OS & 191.IN of Eastleigh Borough Local Plan Review [2001-2011], Policies DM9, DM23, DM32, DM35 and DM37 of the Submitted Eastleigh Borough Local Plan [2011-2029], and the Council's 'Planning Obligations' SPD.

Note to Applicant: The application was refused following the assessment of the following plans: 1754-100 Rev A, 1754-101 Rev A, 1754-102 Rev A & 1754-103 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)

PL_Final Decision