Development Management
Application No O/14/75739
Your ref
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12 March 2015

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

Application No. O/14/75739

In pursuance of their powers under the above Act and in accordance with your application received on 19 January 2015, with subsequent amendments dated

11/02/2015

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

Description: Outline: Construction of 8no. one bedroom flats in 2no. two storey blocks with associated parking, bin & cycle storage (access, appearance, layout & scale to be considered)
Site: Land At 8 Sydney Avenue &, 60 - 64 Hamble Lane, Hamble-Le-Rice, Southampton, SO31 4JS

For the following reasons:
(1) The 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 Documents 'Quality Places' and 'Character Area Appraisals - Bursledon, Hamble-le-Rice and Hound'.

(2) The proposed site access, driveway and parking area, by virtue of the close proximity to Nos.8 & 10 Sydney Avenue and the number of vehicle movements associated with the proposed development, will result in unacceptable disturbance through noise and fumes, to the detriment of the residential amenity of the occupiers of these properties. The proposal is therefore considered to be contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2011-2011), 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 proposed parking area, by virtue of its scale, unrelieved harsh appearance and close proximity to the main habitable room windows of the north facing flats proposed would result in a poor primary outlook from these units, as well as experiencing unacceptable levels of disturbance through noise, fumes and headlights, to the detriment of the residential amenity of the occupiers of these flats. The proposal is therefore considered to be contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2011-2011), Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029 and guidance contained in the Council's Supplementary Planning Document 'Quality Places'.

(4) The application site and its surroundings is considered to have the potential to be suitable habitat for protected species. Insufficient evidence has been provided to demonstrate that the proposed development will not have any adverse impact upon protected species or local biodiversity. As such the application is considered to be contrary to saved Policy 25.NC of the Eastleigh Borough Local Plan Review (2011-2011), Policy DM9 of the Submitted Eastleigh Borough Local Plan 2011-2029 and and paragraph 118 of the National Planning Policy Framework.

(5) 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: C14/072.01, C14/072.02, C14/072.03 A, C14/0487204, C14/072.05, C14/072.06, C14/072.07 & C14/072.08.

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)