Development Management
Application No F/14/75471
Your ref
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Mr Malcolm Harvey
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27 January 2015

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

Application No. F/14/75471

In pursuance of their powers under the above Act and in accordance with your application received on 2 December 2014

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

Description: Construction of 2 bed detached dwelling with associated access, parking, bin & cycle storage
Site: 16 Hobb Lane, Hedge End, Southampton, SO30 0GJ

For the following reasons:
(1) The proposed dwelling, due to its inappropriate siting, incongrous design and unduly cramped layout, would represent an inappropriate development of a residential garden which would be in conflict with the prevailing pattern of development in the locality and introduce a visually intrusive and unduly prominent built form to the Sherborne Way street scene, to the detriment of its existing character. The proposals are therefore considered to be contrary to Saved Policy 59.BE of Eastleigh Borough Local Plan Review [2001-2011], Policy DM1 of the Submitted 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 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 Submitted 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 proposed development owing to its scale, siting, layout and overbearing nature would have a detrimental impact upon the residential amenity of the occupiers of No. 16 Hobb Lane, unacceptably reducing the level and quality of the useable private amenity space available and adversely affecting the level of outlook from both this as well as the property's rear windows. 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 Submitted 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 proposed development owing to its scale, design and siting, would represent a visually oppressive and overbearing form of development which would unduly and unacceptably impact upon the level of outlook from the rear garden of No. 18 Hobb Lane, to the detriment of the residential amenity of its occupiers. The proposals are therefore considered to be contrary to Saved Policy 59.BE of Eastleigh Borough Local Plan Review [2001-2011], Policy DM1 of the Submitted 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.

(5) The proposals fail to demonstrate that the proposed residential unit would meet Level 4 of the Code for Sustainable Homes or the requirements of the Council's adopted Environmentally Sustainable Development Supplementary Planning Document. The application is therefore contrary to Saved Policy 34.ES of the Eastleigh Borough Local Plan Review 2001-2011, Policy DM2 of the Submitted Eastleigh Borough Local Plan 2011-2029 and the Council's adopted Environmentally Sustainable Development Supplementary Planning Document.

(6) The proposals fail to make the required contribution towards the Solent Disturbance Mitigation Projection which is necessitated in order to mitigate the increased recreational pressure on the Solent Special Protection Area resulting from the development. The application is therefore contrary to saved policy 25.NC of the Eastleigh Borough Local Plan Review [2001-2011] and Policy DM9 of the Submitted Eastleigh Borough Local Plan [2011-2029].

Note to Applicant: The application was refused following the assessment of the following plans: Hobb001, Nobb002.

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)