Development Management
Application No C/16/79036
Your ref
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03 October 2016

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

Application No. C/16/79036

In pursuance of their powers under the above Act and in accordance with your application received on 8 August 2016

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

Description: Construction of 3no. two bedroom apartments into 2no. two storey blocks with associated parking, bin & cycle storage & amenity space, following demolition of existing outbuilding
Site: Land Rear Of 18-20a, High Street, Botley, Southampton, SO30 2EA

For the following reasons:

(1) The proposed development, by virtue of its layout, form, scale, design, appearance and quantum of development would result in an unacceptable overdevelopment of the application site which fails to take sufficient account of the site constraints, surrounding context and Conservation Area, to the detriment of neighbouring occupiers and uses, as well as the character and appearance of the Botley Conservation Area. As such the application is considered to be contrary to saved Policies 59.BE & 169.LB of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policies DM1 & DM10 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014 and the Council's 'Quality Places' Supplementary Planning Document.

(2) The proximity of the proposed development to the rear elevation of No.18 High Street, together with its height, form and scale would result in an unacceptable loss of outlook from the rear of No.18 and loss of light to the rear of the property, to the detriment of the residential amenity of occupiers of No.18. As such the application is considered to be contrary to saved Policy 59.BE of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014 and the Council's 'Quality Places' Supplementary Planning Document.

(3) The orientation and proximity of the proposed development in relation to existing properties would result in an unacceptable loss of privacy between No.20a High Street and the proposed Unit 3, to the detriment of the amenity of occupiers of both the existing and proposed properties. As such the application is considered to be contrary to saved Policy 59.BE of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014 and the Council's 'Quality Places' Supplementary Planning Document.

(4) The layout and design of the development, by virtue of the quality and single aspect outlook of the proposed units would result in a poor quality living environment for future occupiers of the development, to the detriment of the residential amenity of these occupiers. As such the application is considered to be contrary to saved Policy 59.BE of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014 and the Council's 'Quality Places' Supplementary Planning Document.

(5) The proposed development fails to provide adequate off-road parking provision for both the existing and proposed development, or give sufficient detail as to how the development would be serviced, which would likely lead to further parking issues in the local area to the detriment of the amenity of existing surrounding uses and residents. As such the application is considered to be contrary to saved Policies 59.BE & 104.TC of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policies DM1 & DM24 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014 and the Council's 'Quality Places' and 'Residential Parking Standards' Supplementary Planning Documents.

(6) Insufficient information has been submitted to demonstrate that the proposed development will not result in harm to the Horse Chestnut Tree adjacent to the site which is a third party tree and forms an important natural visual amenity feature of the immediate area and the wider Botley Conservation Area. As such the application is considered to be contrary to saved Policies 59.BE & 169.LB of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policies DM1 & DM10 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014 and the Council's 'Quality Places' Supplementary Planning Document.

(7) 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: 0322/II/P1A, 0322/II/P2A, 0332/II/P3A, 0332/II/P4A & 0322/SS.

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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)