Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70529
Your ref
Please ask for Clare Martin
Direct dial 023 8068 8256
Hours of work Tue/Wed am, Thurs/Fri 9-4
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Hpw Partnership Ltd
Wade Park Farm
Salisbury Road
Ower
Southampton
SO51 6AG

27 April 2012

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

Application No. F/12/70529

In pursuance of their powers under the above Act and in accordance with your application received on 6 March 2012

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

Description: Change of use from first floor offices to 4no. one bedroom flats with addition of roof lights to west elevation
Site: Post Office Chamber St Johns Centre, St Johns Road, Hedge End, Southampton, SO30 4QU

For the following reasons:

(1) The proposed residential units, due to their layout and insufficient floor space, would amount to an overdevelopment of the site and give rise to cramped and poor quality living environments that would be detrimental to their future occupiers. As such the development is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Supplementary Planning Document on Quality Places and Draft Policy DM1 of the Draft Eastleigh Borough Local Plan (2011-2029).

(2) The proposal does not make contributions towards the provision of essential off-site open space works, community infrastructure or sustainable transport works, the need for which will increase as a direct result of the development proposed. The proposals are therefore contrary to Saved Policy 191.IN of Eastleigh Borough Local Plan Review (2001-2011) and Supplementary Planning Guidance on Planning Obligations.

Note to Applicant: The application was refused following the assessment of the following plans: Loc 01, 2708-10-10, 2708-10-11, 2708-10-12, 2708-10-13



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)