Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70286
Your ref
Please ask for Clare Martin
Direct dial 023 8068 8256
Hours of work Wed-Thurs-Fri only
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Mr Neil Palmer
60 Warren Avenue
Southampton
SO16 6AG

02 April 2012

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

Application No. F/12/70286

In pursuance of their powers under the above Act and in accordance with your application received on 18 January 2012

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

Description: 3no. three bed detached dwellings with associated access, parking & amenity space
Site: Byways, Portsmouth Road, Bursledon, Southampton, SO31 8EP

For the following reasons:

(1) The proposed houses, due to their insufficient plot size, would amount to an overdevelopment of the site and give rise to a cramped and poor quality living environment which would be detrimental to their future occupiers and would be out of character with development in the locality . As such the proposal is contrary to Saved Policy 59.BE of Eastleigh Borough Local Plan Review 2001-2011and Quality Places Supplementary Planning Document.

(2) The proposal, by reason of their massing, siting, hard frontage and combined with the loss of the established hedge would have a detrimental impact on the character and appearance of the road, public right of way and wider locality. As such the proposal is contrary to Saved Policy 59.BE of Eastleigh Borough Local Plan Review 2001-2011and Quality Places Supplementary Planning Document.

(3) The proposed houses would result in an excessive building bulk adjacent to existing residential properties and introduce unacceptable levels of overlooking to the detriment of the visual outlook, light and privacy enjoyed by the occupiers of the

neighbouring properties. As such the proposal is contrary to Saved Policy 59.BE of Eastleigh Borough Local Plan Review 2001-2011.

(4) The proposal fails to provide adequate on site car parking provision and manoeuvring space which would create an obstruction to the road/ public right of way and displacing existing vehicles that can not be accommodated in the wider area. As such the proposal is contrary to Saved Policies 59.BE & 104.T of Eastleigh Borough Local Plan Review 2001-2011and Bursledon, Hamble-le-Rice and Hound Character Area Appraisal Supplementary Planning Document.

(5) 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, Supplementary Planning Guidance on Planning Obligations, the policies of the National Planning Policy Framework.

Note to Applicant: The decision is based on the following plans: NAP11-04-S-01 Rev A, NAP11-04-TS-01 Rev A, NAP11-04-PL01 Rev A, NAP11-04-PL-02 Rev A, NAP11-04-PL=03, NAP11-04-PL-04 Rev A, NAP11-04-PL-05 Rev A.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (REF)