Development Management
Application No F/15/77742
Your ref
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Mr G Ash
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01 April 2016

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

Application No. F/15/77742

In pursuance of their powers under the above Act and in accordance with your application received on 14 December 2015

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

Description: Erection of 1no. 3 bed detached dwelling with parking, landscaping, bin & cycle store with access from Mansbridge Road
Site: Rear Of, 37 Chestnut Avenue, Eastleigh, SO50 5AN

For the following reasons:
(1) The proposals, due to the design, scale and siting of the new dwelling, would go against the prevailing character and pattern of development in the locality and result in development that is out of context with its surroundings, to the detriment of the character and visual amenity of this section of Mansbridge Road. The application 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 the provisions of the National Planning Policy Framework.

(2) The proposed dwelling, due to its form, massing, scale and proximity to neighbouring boundaries, would introduce a visually intrusive and unduly overbearing form of development to a domestic garden setting, to the detriment of the residential amenity of the occupiers of the immediately adjoining properties. The application 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 the provisions of Paragraph 17 of the National Planning Policy Framework.

(3) The proposals fail to make contributions towards the Solent Recreation Mitigation Partnership, as well as the provision of essential off-site open space works, community infrastructure, and sustainable transport, the need for which will increase as a direct result of the development proposed. The application is therefore contrary to saved policies 25.NC, 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review [2001-2011], Policies DM9, DM23, DM32 and DM37 of the Submitted Eastleigh Borough Local Plan [2011-2029] and the Council's adopted Supplementary Planning Document: Planning Obligations.

Note to Applicant: The application was refused following the assessment of the following plans: 15:025:01 Rev A, 15-025-02, 15:025:03 Rev A, 15:025:04 Rev A, 15:025:05, 15:025:06, 15:025:07, 15:001:08.

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)