Development Management
Application No F/17/79775
Your ref
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17 February 2017

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

Application No. F/17/79775

In pursuance of their powers under the above Act and in accordance with your application received on 23 December 2016

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

Description: Construction of detached two bedroom bungalow to rear with ancillary parking & amenity space with shared access to Sayers Road
Site: 3 Sayers Road, Bishopstoke, Eastleigh, SO50 6GY

For the following reasons:

(1) The proposed development would give rise to an undesirable form of backland development with an unsatisfactory access that is out of keeping with the pattern of development in the locality and would have an adverse effect on the occupiers of the neighbouring dwellings. The proposed development is therefore considered contrary to, National Planning Policy Framework paragraphs 17, 53, 56, 64, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE. Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising of 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':, DM1, DM25, Supplementary Planning Guidance : Quality Places (2011).

(2) The proposed dwelling due to its scale, siting and external layout of the private amenity, would result in an unacceptable and poor quality living environment to the detriment of the amenity of future occupiers through lack of daylight and limited usable private garden area. The proposed development is therefore considered contrary to, National Planning Policy Framework paragraphs 17, 53, 56, 64, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE. Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising of 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':, DM1, DM25, Supplementary Planning Guidance : Quality Places (2011).

Note to Applicant: The application was refused following the assessment of the following plans: 8838/100, 8838/101.

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)