Development Management
Application No C/15/77750
Your ref
Please ask for Jagdeep Birk
Direct dial 023 8068 8123
Hours of work Mon-Fri 9-5
e-mail jagdeep.birk@eastleigh.gov.uk

Mr J Tierney
Laemco Ltd
42 Lower St Helens Road
Hedge End
SO30 0LU

26 February 2016

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

Application No. C/15/77750

In pursuance of their powers under the above Act and in accordance with your application received on 15 December 2015

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

**Description:** First floor addition to provide office accommodation including provision of external access stairs
**Site:** 69 - 73 Bishopstoke Road, Bishopstoke, Eastleigh, SO50 6LA

For the following reasons:

(1) Insufficient information has been submitted to allow the local planning authority in the form of full and wide-ranging ecological surveys, to make a full and proper assessment of the impacts of the development upon nationally and locally designated nature conservation sites, protected species and wildlife habitats. The proposal is therefore not in accordance with the National Planning Policy Framework, Eastleigh Borough Local Plan Review saved policies 23NC; 25 NC; 32ES; 59.BE; Revised Pre-submission Eastleigh Borough Local Plan DM1; DM9, (2011-2029); Supplementary Planning Guidance: Biodiversity (2009); Supplementary Planning Document: Environmentally Sustainable Development (2009).

(2) Insufficient information has been provided to the Local Planning Authority as the competent authority to enable it to determine whether the integrity of the River Itchen SAC is adversely affected, as set out in the Conservation of Habitats and Species regulations 2010.

(3) Insufficient information has been submitted to allow the local planning authority to make a full and proper assessment of the proposal in respect of flood risk assessment, drainage system including the disposal of foul and surface water drainage and parking. The proposal is therefore not in accordance with Eastleigh Borough Local Plan Review saved policies 32ES; 43ES; 45ES; 59.BE, 101.T, 169.LB; 170.LB; 171.LB; 172.LB (2001-2011); Revised Pre-submission Eastleigh Borough Local Plan DM1; DM4; DM5; DM7; DM24; (2011-2029); Supplementary Planning Guidance: Biodiversity (2009); Supplementary Planning Document: Environmentally Sustainable Development (2009).

(4) The proposed development by reason of its mass, scale, design, siting and excessive height would represent an overdevelopment of the plot to the detriment of the character and appearance of the conservation area. This proposal is therefore not in accordance with saved policy 59.BE of the Saved Eastleigh Borough Local Plan Review (2001-2011) and policy DM1 of the Pre-submission Eastleigh Borough Local Plan (2011-2029) and adopted Quality Places Supplementary Planning Document (Nov 2011).

Note to Applicant: The application was refused following the assessment of the following plans: LOC01, 02

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)