Development Management
Application No F/16/77982
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

Graham Jenkins & Associates
The Garden House
Woodside
Chilworth
Southampton
SO16 7LB

22 March 2016

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

Application No. F/16/77982

In pursuance of their powers under the above Act and in accordance with your application received on 1 February 2016

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

Description: Construction of two storey detached 4 bedroom dwelling with attached garage, frontage car parking & landscaping, following demolition of existing bungalow
Site: 35 Oakgrove Road, Bishopstoke, Eastleigh, SO50 6LN

For the following reasons:
(1) The proposed development due to its siting, design, massing, scale, materials, would create an unattractive and incongruous feature at odds with the appearance of the locality and detrimental to the character and pattern of development within Oakgrove Road. The proposal is 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, July 2014, (the Submitted Local Plan) 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' and Supplementary Planning Guidance: Quality Places (2011).

(2) 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, contrary to saved policies 43.ES, 44.ES of the Eastleigh Borough Local

Plan Review (2001-2011, policy DM4 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) 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'

Note to Applicant: The application was refused following the assessment of the following plans: Loc 01, Blo 02, 03, 04, 05, 06, 8092/3.

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)