Development Management
Application No F/15/75847
Your ref
Please ask for Tracy Payne
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Mr Victor Amaira
11 Dolphin Close
Bishopstoke
Eastleigh
SO50 8NG

01 April 2015

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

Application No. F/15/75847

In pursuance of their powers under the above Act and in accordance with your application received on 9 February 2015

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

Description: Detached garage
Site: 11 Dolphin Close, Bishopstoke, Eastleigh, SO50 8NG

For the following reasons:
(1) The proposed development by reason of the size and layout of the site and scale and form of development the proposal represents an inappropriate form of development that would;
(i) appear overbearing, visually intrusive and detrimental to the outlook and amenities of existing residents
(ii) fails to provide sufficient and adequate external amenity space thus resulting in a poor quality living environment for the occupants
(iii) fail to provide sufficent and adequate on site car parking provision
Taken together, these factors are considered to be symptomatic of a cramped and overdeveloped site which is out of character with the existing pattern of development in the neighbourhood. As such, the development would prove contrary to the provisions of saved policies 59.BE and 104.T of the Eastleigh Borough Local Plan Review (2001-2011), emerging policies DM1, DM24, and DM29 of the Submitted Eastleigh Borough Local Plan (2011-2029), and guidance contained within the adopted Quality Places Supplementary Planning Document (Nov 2011)

Note to Applicant: The application was refused following the assessment of the following plans: Loc01, Blo02, k18x10-1 and 1.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough council take 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)