Development Management
Application No F/15/76967
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31 October 2016

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

Application No. F/15/76967

In pursuance of their powers under the above Act and in accordance with your application received on 28 July 2015

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

Description: Construction of 3no. four bedroom terrace dwellings, detached garage block with ancillary parking & amenity space following demolition of existing public house
Site: Foresters Arms, 1 Stoke Common Road, Bishopstoke, Eastleigh, SO50 6DW

For the following reasons:
(1) The siting form and layout of the proposed development would go against the prevailing character, pattern and grain of development in the immediate area and would introduce a development out of context with and to the detriment of this prevailing character and pattern of development. The proposal 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 guidance contained in the Council's Supplementary Planning Document 'Quality Places'.

(2) The proposed development, by reason of its scale, mass, form, siting and design, if permitted would create an overtly urban and visually incongruous feature which would not complement or enhance the existing street scene or the semi-rural character of the immediate area, to the detriment of its character and visual amenity.

The proposal is therefore considered to be contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, as well as Supplementary Planning Document 'Quality Places'.

(3) The development fails to provide adequate off-road parking provision for that proposed, which would likely lead to further parking issues in the local area to the detriment of the amenity of existing surrounding uses and residents. As such the application is considered to be contrary to saved Policies 59.BE & 104.TC of the adopted Eastleigh Borough Local Plan Review (2001-2011), Policies DM1 & DM24 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014 and the Council's 'Quality Places' and 'Residential Parking Standards' Supplementary Planning Documents.

(4) Insufficient information has been submitted to demonstrate that the proposed development, including the demolition of the existing dwelling will not result in any harm to bats, which are a protected species, or the destruction of a breeding or resting place used by bats. As such the application is considered to be contrary to saved Policy 25.NC of the Eastleigh Borough Local Plan Review (2001-2011) and Policy DM9 of the Submitted Eastleigh Borough Local Plan 2011-2029.

Note to Applicant: The application was refused following the assessment of the following plans: 15065-01 REV P1, DE(5)901, DE(9)900, 15065-02 REV P1, DP(9)900, DP(0)050, DP(0)051, DE(0)001, DP(0)001 & 15/1016/GI/L/001.

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)