Development Management
Application No F/14/74763
Your ref
Please ask for Gary Osmond
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Mr Terry Marston
27 Battery Hill
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SO32 1BS

02 April 2015

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

Application No. F/14/74763

In pursuance of their powers under the above Act and in accordance with your application received on 26 August 2014, with subsequent amendments dated

28/10/2014

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

Description: Single storey detached building to house boarding kennels with associated parking
Site: Newdeeps Farm, Winchester Road, Lower Upham, Southampton, SO32 1HH

For the following reasons:
(1) Insufficient information has been provided to demonstrate that the proposed boarding kennels/dog hotel will not result in unacceptable noise disturbance to nearby residential properties, to the detriment of the residential amenity of occupiers of those properties. The application is therefore considered to be contrary to saved Policies 29.ES & 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Policies DM1 & DM7 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, as well as the Council's Supplementary planning Document 'Quality Places'.

(2) The proposed development is not required for agricultural, forestry or horticultural purposes, or for an outdoor recreational use contrary to saved Policy 1.CO of the Eastleigh Borough Local Plan Review (2001-2011) and Policy S1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014.

Note to Applicant: The application was refused following the assessment of the following plans: 1314-131-01 Rev.A, 1314-131-02 Rev.B, 1314-131-03 Rev.B &, 1314-131-04 Rev.B.

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



Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)