Development Management
Application No F/15/77451
Your ref
Please ask for David Huckfield
Direct dial 023 8068 8811
Hours of work Mon-Fri 9-5
e-mail david.huckfield@eastleigh.gov.uk

Mr P Bennett
Kalotec Ltd
Cams Hill
Fareham
PO16 8AB

03 February 2016

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

Application No. F/15/77451

In pursuance of their powers under the above Act and in accordance with your application received on 27 October 2015, with subsequent amendments dated

22/12/2015, 13/01/2016, 19/01/2016.

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

Description: Alterations and extensions to existing roof to create 4no. flats (including 2nd floor balconies) within the roof space following conversion of the existing office space (B1a) on the ground and first floors to residential dwellings (C3) with rear extension, and associated parking, bike and bin storage (amended description)

Site: 38-40 Leigh Road, Eastleigh, SO50 9DT

For the following reasons:

(1) The proposed alterations and extensions to the roof of the building, owing to their bulk, scale, height, massing and incongruous design, are considered to represent an unsympathetic addition to the building that will have a detrimental impact upon its existing character and which will serve to adversely and unacceptably increase its visual prominence in the street scene, to the detriment of the prevailing character of this section of Leigh Road. The proposals are therefore considered to be in conflict with 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 Section 7 of the National Planning Policy Framework.

(2) The proposed provision of an additional 4no. residential units within the enlarged roof space of the building is considered to represent an overdevelopment of the site which results in a cramped internal arrangement and an unacceptable level of residential amenity for the future occupiers of the development by way of the insufficient provision of internal space, a lack of external amenity space, and the poor level of outlook afforded from habitable windows. The application is therefore in conflict with Saved Policy 59.BE of the Eastleigh Borough Local Plan Review 2001-2011, Policies DM1 and DM29 of the Submitted Eastleigh Borough Local Plan 2011-2029, Paragraph 17 of the National Planning Policy Framework, and the guidance contained within the Council's adopted Quality Places Supplementary Planning Document.

(3) The proposals fail to make contributions towards the provision of essential off-site open space works, and community infrastructure, the need for which will increase as a direct result of the development proposed. The application is therefore contrary to saved policies 147.OS and 191.IN of the Eastleigh Borough Local Plan Review [2001-2011], Policies DM32 and DM37 of the Submitted Eastleigh Borough Local Plan [2011-2029] and the Council's adopted Supplementary Planning Document: Planning Obligations.

Note to Applicant: The application was refused following the assessment of the following plans: KALO-0127-01, KALO-0127-02, KALO-0127-03, KALO-0127-04, KALO-0127-05, KALO-0127-06 Revision A, KALO-0127-07 Revision B, KALO-0127-08 Revision A, KALO-0127-09, KALO-0127-10 Revision B, KALO-0127-11, KALO-0127-13.

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)