Development Management
Application No F/15/77127
Your ref
Please ask for Gary Osmond
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Mt Planning
5 St Johns Road
Locks Heath
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SO31 6NE

19 October 2015

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

Application No. F/15/77127

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

27/08/2015

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

Description: Construction of 1no. four bedroom dwelling & associated double garage
Site: 1 Swaythling Road, West End, Southampton, SO30 3AE

For the following reasons:
(1) The position, proximity, height and scale of the proposed development in relation to existing neighbouring development, specifically Nos.26 & 27 Rostron Close, would be visually imposing and result in severe and unacceptable enclosure of their rear gardens, loss of outlook and perception of overlooking, to the detriment of their residential amenity and quality of living environment. The application 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, July 2014, and the Council's 'Quality Places' Supplementary Planning Document.

(2) The development proposed fails to provide adequate off-road parking to serve the development, to the detriment of residential amenity and highway safety, contrary to saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Policy 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.

(3) The proposals fail to make contributions towards the provision of essential off-site open space works, community infrastructure or sustainable transport measures, the need for which will increase as a direct result of the development proposed. The application is therefore contrary to saved policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review [2001-2011], Policy DM37 of the Submitted Eastleigh Borough Local Plan [2011-2029] and the Council's adopted Supplementary Planning Document: Planning Obligations.

(4) The proposal fails to make contributions towards the Solent Disturbance Mitigation Project, the need for which will increase as a direct result of the cumulative impact from recreational pressure derived from the additional development proposed. The proposal is therefore contrary to Supplementary Planning Document 'Planning Obligations', saved Policy 25.NC of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM37 of the Submitted Eastleigh Borough Local Plan 2011-2029, and paragraph 118 of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: MT/Langhorn/1 Rev A.

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)