Development Management
Application No F/16/77843
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Michael Blackwood
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19 April 2016

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

Application No. F/16/77843

In pursuance of their powers under the above Act and in accordance with your application received on 26 February 2016

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

Description: Erection of 2no.three bedroom dwellings with access from Coopers Close
Site: Land Adjacent, 9 Chalk Hill, West End, Southampton, SO18 3BY

For the following reasons:
(1) The proposed development due to its cramped and constrained layout and inability to meet minimum standards would result in an unacceptable overdevelopment of the site and is considered to be of a poor quality design which would not complement or enhance the existing street scene or character of Coopers Close or the surrounding area, to the detriment of the character and visual amenity of the street. 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'.

(2) The development proposed fails to provide sufficient or adequate off-road parking to serve the development, to the detriment of residential amenity of neighbouring properties 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 proposed development, by reason of its siting, bulk, height and proximity to neighbouring properties, namely No.9 Chalk Hill, would result in a form of development that would appear visually intrusive and dominating, as well as resulting in loss of light when viewed from neighbouring properties and their gardens, to the detriment of the residential amenity of occupiers of these properties. The development would therefore 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'.

(4) 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.

(5) 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: Loc 01, Blo 02, Blo 03, 001A & 002A.

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)