Development Management
Application No F/15/75801
Your ref
Please ask for Jagdeep Birk
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22 April 2015

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

Application No. F/15/75801

In pursuance of their powers under the above Act and in accordance with your application received on 9 January 2015, with subsequent amendments dated

02/03/2015

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

Description: Erection of 1no. 3 bed dwelling with associated bin, cycle, storage and parking
Site: 48 St Margarets Road, Bishopstoke, Eastleigh, SO50 6DG

For the following reasons:
(1) The proposed dwelling by reason of its design and overall appearance would represent an inappropriate development of a residential garden and introduce a prominent and visually intrusive form of development to the locality, to the detriment of the existing character and appearance of the area as well as the street scene within this section of St Margarets Road. The proposal is therefore considered to be contrary to saved policy 59.BE Eastleigh Borough Local Plan Review (2001-2011), policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, Supplementary Planning Document: Quality Places (2011).

(2) The proposed development owing to the severance of the land would result in no on-site parking for 48 St Margarets Road, which would result in parking on the highway. Owing to the close proximity to the application site of the hammer head, on road parking would result in unnecessary hazards and increased highway safety

concerns. The proposed development is therefore considered to be contrary to saved policies 59.BE, 100.T, 104.T of the Eastleigh Borough Local Plan Review (2001-2011), policies DM23 & DM24 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, (July 2014), Supplementary Planning Document 'Residential Parking Standards' (2009).

(3) No information has been submitted to allow the local planning authority to make a full and proper assessment of the proposal in respect to the requirements of the Environmentally Sustainable Development' SPD (2009). The pre-assessment estimator report has not been submitted with the application. The proposed development is therefore considered to be contrary to saved policy 34.ES (Energy and Climate Change), Eastleigh Borough Local Plan Review (2001-2011), Environmentally Sustainable Development' SPD (2009).

Note to Applicant: The application was refused following the assessment of the following plans: 14.032.001, 14.032.002, 14.032.003, 14.032.004 REV 4, 14.032.005 REV A, 14.032.006 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)