EASTLEIGH BOROUGH COUNCIL

Development Management
Application No F/14/74007
Your ref
Please ask for Tracy Payne
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01 April 2014

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

Application No. F/14/74007

In pursuance of their powers under the above Act and in accordance with your application received on 4 February 2014

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

Description: Change of use of office to 2no. 3 bed dwellings and 1no. 4 bed dwelling
Site: 101 - 103 Desborough Road, Eastleigh, SO50 5NT

For the following reasons:
(1) The proposed houses, due to their insufficient plot sizes, would amount to an overdevelopment of the site and would give rise to a cramped and congested layout with a poor quality living environment detrimental to the amenity of their future occupiers and out of character with development in the locality. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011]

(2) The proposal would amount to an overdevelopment of the site with inadequate and unusable amenity space and insufficient, bin and cycle storage. As such the development would conflict with the guidance contained in saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), Supplementary Planning Document: Quality Places and Supplementary Planning Document: Residential Parking Standards.

(3) The proposal fails to make contributions towards the provision of essential off-site open space works, community infrastructure or sustainable transport, the need for which will increase as a direct result of the development proposed. The proposals are therefore contrary to Saved Policies 101.T, 147.OS & 191.IN of Eastleigh Borough Local Plan Review (2001-2011) and Planning Obligations: Supplementary Planning Guidance.

Note to Applicant: The application was refused following the assessment of the following plans: 10244:01, 10244:02, 10244:03, 10244:04, 001.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough council take 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

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)