EASTLEIGH BOROUGH COUNCIL


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| Application | C/17/80065 |
| Please ask for | Mark Taylor |
| Direct dial | 023 8068 8310 |
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Mr Amrik Chahal
9 Woodside Avenue; Eastleigh
Eastleigh
SO50 9ES

Friday 9 June 2017

Dear Sir/Madam

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

Application No. C/17/80065

In pursuance of their powers under the above Act and in accordance with your application received on Monday 20 February 2017 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

**Description:** Construction of 1no. detached three bedroom dwelling with access from Romill Close, following demolition of existing outbuildings

**Site:** 10 ROMILL CLOSE, WEST END, SOUTHAMPTON, SO18 3NE

(1) The proposed development due to its siting, design, massing, scale, subsequent loss of space around the building would create an unattractive and incongruous feature at odds with the appearance of neighbouring properties and detrimental to the character and pattern of development within the Conservation Area and locality. As such the proposed development is contrary to Saved Policies 59.BE and 169.LB of the Eastleigh Borough Local Plan Review [2001-2011].

(2) The proposed development would give rise to an undesirable form of backland development with an access route that passes in close proximity to the host dwelling 10 Romill Close. As a result the proposal would have an adverse effect on the amenity currently enjoyed by the occupiers of the host dwelling No.10 Romill Close. Furthermore due to the need to provide the vehicular access to the side of the 10 Romill Close the resulting private amenity space of the host dwelling (No.10) will be of a irregular shape, of limited utility to the occupiers of the dwelling, and out of character with the amenity space of the neighbouring properties of Romill Close. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011]

(3) The application fails to secure mitigation against additional recreational pressure created by the development on the Solent and Southampton Water Special Protection Area. As such the proposals are contrary to the Conservation of Natural

Habitats and Species Regulations 2010, Policy 25.NC of the Eastleigh Borough Local Plan Review [2001-2011] Policy SM9 of the Submitted Eastleigh Borough Local Plan [2011-2029] and The National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: 2016/02 Rev B 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.

Yours faithfully

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Attached Notes