

BY EMAIL

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Application	F/22/93432
Please ask for	Rachael Morris
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Tuesday 6 September 2022

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

Application No. F/22/93432

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 27 July 2022 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description: Erection of replacement dwelling
Site: DERRY DACY, PEEWIT HILL, BURSLEDON,
SOUTHAMPTON, SO31 8BL

For the following reasons:

- 1 The proposals, owing to the combination of the ornate design, excessive massing, scale and size of the replacement dwelling would result in an unduly prominent and visually obtrusive form of development which would have an unacceptably urbanising and increased physical and visual impact upon this area of designated countryside, to the detriment of its prevailing character. The application is therefore contrary to Policies S5, DM1 and DM26 of the Eastleigh Borough Local Plan 2016-2036
- 2 Insufficient information has been provided to demonstrate that the proposed development will not cause adverse harm to the biodiversity interests of the site and species (such as nesting birds, common lizards, badgers, and bats) which are protected by virtue of the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended). The proposals are therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036.

- 3 Insufficient information has been provided to demonstrate a Biodiversity Net Gain and as such is contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036

Note to Applicant: The application was refused following the assessment of the following plans: 01 Rev A, 02, 03, 04, 05, 06, and 07. In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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

A handwritten signature in black ink, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes