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Application	F/22/93394
Please ask for	Alex Webb
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Tuesday 11 October 2022

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

Application No. F/22/93394

In pursuance of their powers under the above Act and in accordance with your application received on Monday 11 July 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Proposed 3 Bedroom Detached Dwelling with associated parking provision.
Site: 63 UNDERWOOD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FX

For the following reasons:

- 1 The proposed development would result in overdevelopment of the site as the cramped spacing and the separation distances would result in an unacceptable relationship with neighbouring properties and effect on neighbouring amenity contrary to local plan policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the National Planning Policy Framework.
- 2 The position of the proposed dwelling in the plot would not be in-keeping with the prevailing character of the area. The proposal fails to take proper account of the context of the site contrary to local plan policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the National Planning Policy Framework
- 3 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites from nutrient loading from the development. The application is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036, The National Planning Policy Framework, and the provisions of The Conservation of Habitats and Species Regulations 2017

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive style with a large, looped 'A' and a trailing flourish.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes