

MRS LOUISE CUTTS
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Application	F/22/93733
Please ask for	Summer Sharpe
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Wednesday 19 October 2022

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

Application No. F/22/93733

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 6 September 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Construction of 1no, two-bedroomed bungalow
Site: 20 STEELE CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53
3AA

For the following reasons:

- 1 The proposed dwelling, by reason of its inappropriate siting and proximity to the existing trees on and adjacent to the site, would result in an unacceptably cramped layout and would undermine the positive contribution that the site presently makes to the character of the area owing to its undeveloped and verdant nature. These impacts would be accentuated by the discordant scale and size of the proposed dwelling and its inappropriate and incongruous form and design which would be at odds with and have a detrimental impact upon the prevailing character of the Steele Close streetscene and its immediate surroundings. The proposals are therefore contrary to the requirements of Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of Section 12 of the National Planning Policy Framework (2021).
- 2 Insufficient evidence has been provided to demonstrate that future occupiers of the proposed development will not be adversely impacted by noise and/or air pollution associated with the close proximity of the application site to the M3 motorway and Leigh Road/M3 Air Quality Management Area, to the potential detriment of their amenity and health. As such the proposed development is contrary to Policies DM1 & DM8 of the Eastleigh Borough Local Plan (2016-2036) and the Council's Supplementary Planning Document 'Quality Places'.

- 3 The proposed development, owing to the close proximity to the trees on and adjacent to the site, would fail to provide an acceptable level of amenity for the future residents of the development as a result of dominance and overshadowing to the property, thereby placing unacceptable pressure for future pruning or potential removal of these trees. The application is therefore considered to have failed to demonstrate that the proposed development would not have an adverse and unacceptable impact upon the future health, stability and retention of protected trees to the north, and trees along the eastern boundary, that are an important feature which contribute positively to the amenity of the locality. The proposals are therefore contrary to the requirements of Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Council's adopted Trees and Development SPD (2021), and the provisions of Section 12 of the National Planning Policy Framework (2021).
- 4 The application fails to provide the required mitigation to offset the impacts of the development upon the European protected Solent Complex (SPA, SAC and Ramsar sites), and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure and nitrogen loading generated by the population increase and additional sewage resulting from the development. The proposal is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036, the provisions of the NPPF (2021) and the Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plan: Proposed Plans & Elevations (all) (SD-2208-01 Rev D). In accordance with paragraph 38 of the National Planning Policy Framework (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 dark ink, appearing to read "Andy Grandfield", written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes