

MR KEITH OLIVER  
TOWN PLANNING EXPERT  
14 ST GEORGES BUSINESS CENTRE  
ST GEORGES SQUARE  
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|                |                                |
|----------------|--------------------------------|
| Application    | F/22/93840                     |
| Please ask for | Summer Sharpe                  |
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Monday 7 November 2022

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

Application No. F/22/93840

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 20 September 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

**Description:** Erection of 1no. detached, two-storey dwellinghouse with garage and new access drive from Beacon Road  
**Site:** NUNTON COTTAGE, BEACON ROAD, WEST END,  
SOUTHAMPTON, SO30 3BR

For the following reasons:

- 1 The proposed dwelling, by reason of its excessive size, scale and appearance, would result in a visually intrusive, and incongruous form of development which would be at odds with and have an unacceptable adverse impact upon the surrounding area. The proposals are therefore contrary to the requirements of Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the provisions of the NPPF.
- 2 Insufficient information has been provided to demonstrate that adequate visibility splays can be provided on site. As such the proposal is contrary to Policy DM13 of the Eastleigh Borough Local Plan 2016-2036, and the provisions of the National Planning Policy Framework.
- 3 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), River Itchen (SAC), and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure and nitrogen and phosphate 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 and the Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans: KANDOLHU 01, KANDOLHU 02, KANDOLHU 04, KANDOLHU 05 (Proposed Elevations), KANDOLHU 05 (Block Plan), KANDOLHU 06, and KANDOLHU 07. 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 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