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Application	O/22/93578
Please ask for	Clare Martin
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Tuesday 22 November 2022

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

Application No. O/22/93578

In pursuance of their powers under the above Act and in accordance with your application received on Monday 8 August 2022 the Council, as Local Planning Authority hereby
Refuse Outline Permission For the following :

Description:	Outline Planning Application for 1no. 3-bedroom dwelling with associated parking following demolition of outbuilding and alterations to existing dwelling parking (considering access and layout only)
Site:	GLENBOURNE, 9 UPPER NORTHAM CLOSE, HEDGE END, SOUTHAMPTON, SO30 4BB

For the following reasons:

- 1 The proposal represents an unjustified form of development, which would have an unacceptably urbanising and visually intrusive impact upon the designated countryside to the detriment of the character and visual amenity of the locality. The application is therefore contrary to Policies S5 & DM1 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the National Planning Policy Framework.
- 2 The proposed dwelling's external amenity space would be adversely affected by traffic noise from the M27 motorway, which would be harmful to the living conditions of future occupiers of the dwelling. The proposal is therefore contrary to Policies DM1 & DM8 of the Submitted Eastleigh Borough Local Plan (2016-2036), provisions within the National Planning Policy Framework and the Council's Quality Places SPD.

- 3 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (i.e. Solent and Southampton Water Special Protection Area & Ramsar Site, Solent Maritime Special Area of Conservation & New Forest Special Protection Area, Ramsar & Special Area of Conservation) from nutrient loading and recreational disturbance generated by the population increase resulting from the development. The application is therefore contrary to Policies S1, DM10 and DM11 of the Submitted Eastleigh Borough Local Plan 2016-2036, provision within the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2017.

Note to Applicant: 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