

BY EMAIL

MR TOM HAYES
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SO41 5SR

Application	F/22/93962
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
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Thursday 15 December 2022

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

Application No. F/22/93962

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

Description: Construction of a replacement dwelling following the demolition of the existing dwelling with associated landscape works.
Site: LARKBY, KEW LANE, BURSLEDON, SOUTHAMPTON, SO31 8DD

For the following reasons:

- 1 The proposal owing to the volume and footprint of the replacement dwelling would result in an unduly prominent and physically obtrusive form of development which would have an unacceptably urbanising and increased physical impact upon this area designated as a Special Policy Area and Countryside, to the detriment of its prevailing character. The application is therefore contrary to Policies S5, DM1, DM26 and BU7 of the Eastleigh Borough Local Plan 2016-2036
- 2 Insufficient information has been provided to demonstrate that there would be no adverse impact upon the existing protected trees on site. As such, the proposal is contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the Trees and Development SPD (2021)

Note to Applicant: The application was refused following the assessment of the following plans: 2205_101_A, 2205_102_A, 2205_103_A, 2205_110_B, 2205_201_A, 2205_201, 2205_301, 2205_400, 2205_400_A, 2205_401, 2205_402, 2205_410, 2205_411, 2205_412, 2205_413, 2205_414, 2205_415,

2205_DAS, and 00_22_09.29. In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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