

JANE OGDEN
GANE DEVELOPMENTS
RED HOUSE
WINCHESTER ROAD
STROUD
PETERSFIELD
GU32 3PD

Application	O/22/94180
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Friday 16 December 2022

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

Application No. O/22/94180

In pursuance of their powers under the above Act and in accordance with your application received on Monday 14 November 2022 the Council, as Local Planning Authority hereby **Refuse Outline Permission For** the following :

Description: Erection of a pair of semi detached 2 bedroom houses in land to the rear of No. 12 Underwood Road, Bishopstoke.
Site: 12 UNDERWOOD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FW

For the following reasons:

- 1 The proposed development due to its siting, proportions and plot size would be out of keeping and detrimental to the prevailing character and pattern of development within the locality. As such the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036, The National Planning Policy Framework and The Council's Quality Places Supplementary Planning Document.
- 2 The proposal development would be deficient in on site car parking and external amenity space and there is insufficient room on the site to meet these requirements. As such the proposal would amount to an overdevelopment of the site to the detriment of future occupiers of the development. The development is therefore contrary to Policies DM1 & DM14 of the Eastleigh Borough Local Plan (2016-2036), The National Planning Policy Framework and the Council's Quality Places & Residential Parking Standards Supplementary Planning Documents.

- 3 The proposal development would be deficient in on site car parking and would therefore encourage the parking of vehicles on the service road and surrounding residential area and so interrupt the free flow of traffic and cause a hazard to existing road users. The development is therefore contrary to Policies DM13 & DM14 of the Eastleigh Borough Local Plan (2016-2036), The National Planning Policy Framework and the Council's Residential Parking Standards Supplementary Planning Document.
- 4 The proposed development would result in an excessive building bulk adjacent to an existing residential property, detrimental to the visual outlook, sunlight and amenities enjoyed by the residents of the existing dwelling at 12 Underwood Road. As such the proposal is contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and Quality Places: Supplementary Planning Document.
- 5 The submitted information fails to demonstrate whether the development will have an impact on priority habitats, protected or priority species and fails to provide suitable mitigation for such impacts. Furthermore, the submitted information fails to demonstrate how the development will achieve biodiversity net gain. The application is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and the provision of the National Planning Policy Framework.
- 6 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (i.e. River Itchen Special Area of Conservation, Solent and Southampton Water Special Protection Area & Ramsar Site, Solent Maritime Special Area of Conservation) from nutrient loading 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: The application was refused following the assessment of the following plans: LOC01, E/51/05, E/51/SK02, E/51/SK03 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 that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes