

MR AMRIK CHAHAL
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EASTLEIGH
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Application	F/22/94200
Please ask for	Gary Osmond
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Tuesday 10 January 2023

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

Application No. F/22/94200

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 16 November 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Construction of detached three bedroom dwelling with parking, amenity space and creation of new access revision to application F/22/93238
Site: 23 OATLANDS ROAD, BOTLEY, SOUTHAMPTON, SO32 2DE

For the following reasons:

- 1 The proposed subdivision of the application site and scale of dwelling proposed would result in a cramped and constrained plot of a size which is significantly smaller than neighbouring plots and introduce a form of backland development which is out of keeping with the prevailing pattern and character of existing development in the immediate surrounding area, to its detriment. As such, the application is considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), as well as the Council's Supplementary Planning Documents 'Quality Places' and 'Character Area Appraisals – Hedge End, West End and Botley' and the provisions of the NPPF.
- 2 The proposed subdivision of the application site and scale of dwelling proposed would result in a cramped and constrained plot of a size which would not provide a private amenity space of a size and shape commensurate with the nature of the dwelling it is intended to serve, or a suitable setting for the dwelling, to the detriment of the amenity of future occupiers of the development and out of keeping with the prevailing character of development in the locality. The application is therefore considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), as well as the Council's

Supplementary Planning Documents 'Quality Places' and the provisions of the NPPF.

- 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 (2021) and the Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans: 2022/03 & 2022/04. 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