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Application	H/22/93834
Please ask for	Rachael Morris
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Thursday 12 January 2023

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

Application No. H/22/93834

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 22 September 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Conversion of garage/summer-house to annexe with associated two-storey and first floor extensions.
Site: 3A MANCHESTER ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DB

For the following reasons:

- 1 The proposal would result in a prominent structure, detrimental to the visual outlook to Southampton Water, within the Netley Abbey Conservation Area, enjoyed by the residents of Netley Abbey. As such the proposal is contrary to Policy DM1 and DM12 of the Eastleigh Borough Local Plan Review [2016-2036].
- 2 The proposal is considered to form an independent unit of accommodation, due to its physical size, level of facilities and failure to demonstrate a connection to the main dwelling, as such the proposal would be an overdevelopment of the site and at odds with the character and pattern of residential properties within the locality. As such the proposal is contrary to Policy DM1 of the Eastleigh Borough Local Plan [2016-2036]
- 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) and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure by the population increase 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.

- 4 Insufficient information has been provided to demonstrate that the Solent and Southampton Water Special Protection Area, SINCR, SSSI and Ramsar site can be protected during construction and that an appropriate 15m development-free buffer can be achievable within the site constraints. As such the proposal is contrary to Policy DM11 of the Eastleigh Borough Local Plan [2016-2036]
- 5 The proposal involves works to the existing roof which has potential to support bats which are protected by the Wildlife and Countryside Act 1981 (as amended). No survey work has been provided to demonstrate that bats are not likely to be affected by the works. The presence of a protected species is a material consideration and must be assessed before planning permission can be granted. The proposal would therefore likely result in an offence under the Wildlife and Countryside Act 1981 (as amended) and could result in an adverse effect on a feature of importance for wild fauna contrary to Policies DM1 and DM11 of the Eastleigh Local Plan [2016-2036].
- 6 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: MT/1547/1 Rev A and MT/1547/1. 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 dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes