

BY EMAIL

MR MATTHEW PICKUP
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Application	F/22/93701
Please ask for	Alex Webb
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Monday 30 January 2023

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

Application No. F/22/93701

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 25 August 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Conversion of boat storage building to form 1no. one bedroom dwelling with car parking, amenity space, cycle and bin storage, landscaping and boundary treatment (revision of refused planning application F/22/92654).

Site: Barncroft, Farm Close, Hamble-le-Rice, SO31 4RZ

For the following reasons:

1. The proposed residential development located within a parking area would be harmful to the living conditions of future occupiers, by reason of noise, disturbance and vehicle emissions. As such the proposal would be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and Quality Places SPD
- 2 The application fails to provide for the required mitigation to offset the impacts of the development on European protected sites from nitrogen loading and recreational disturbance generated by the population increase resulting from the development. As such the proposals are contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036), The National Planning Policy Framework and the Conservation of Natural Habitats and Species Regulations 2017

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