

MR MARK POPLÉ
OAKHILL COTTAGE
LORDWOOD
HIGHBRIDGE
EASTLEIGH
SO50 6HR

Application	F/23/94642
Please ask for	Alex Webb
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Wednesday 26 April 2023

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

Application No. F/23/94642

In pursuance of their powers under the above Act and in accordance with your application received on Monday 6 March 2023 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Erection of two-storey dwelling to rear garden of 39 Fair Oak Road and insertion of new first-floor bay window to rear elevation of 39 Fair Oak Road
Site:	39 FAIR OAK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6LF

For the following reasons:

- 1 The proposed development would reduce the sense of openness on this side of Sayers Road resulting in a negative impact on the streetscene. The resultant plot size for the existing and proposed would be much smaller than others in the locality, not in keeping with the existing pattern of development. It therefore fails to take proper account of the context of the site contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and The National Planning Policy Framework.
- 2 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 and recreational disturbance 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: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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