

MR DAVID BARTON
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Application	F/22/94436
Please ask for	Gary Osmond
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Monday 12 June 2023

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

Application No. F/22/94436

In pursuance of their powers under the above Act and in accordance with your application received on Monday 17 April 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Construction of 3no. two bedroom terraced dwellings with ancillary amenity space and parking, following demolition of existing disused buildings
Site: 20A HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA

For the following reasons:

- 1 The proposed development, by virtue of its layout, form, scale, design, appearance and quantum of development would result in an unacceptable overdevelopment of the application site which fails to take sufficient account of the site constraints, surrounding context and Conservation Area, to the detriment of neighbouring occupiers and uses, as well as the character and appearance of the Botley Conservation Area. As such the application is considered to be contrary to Policies DM1 & DM12 of the Eastleigh Borough Local Plan (2016-2036) and the Council's 'Quality Places' Supplementary Planning Document.
- 2 The orientation and proximity of the proposed development in relation to existing properties would result in an unacceptable loss of privacy between Nos.18 to 20a High Street and No.5 Warner Mews, to the detriment of the amenity of occupiers of both the existing and proposed properties. As such the application is considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the Council's 'Quality Places' Supplementary Planning Document.

- 3 The proposed development fails to provide adequate off-road parking provision for both the existing and proposed development, or give sufficient detail as to how the development would be serviced, which would likely lead to further parking issues in the local area to the detriment of the amenity of existing surrounding uses and residents. As such the application is considered to be contrary to Policies DM1 & DM14 of the Eastleigh Borough Local Plan (2016-2036), as well as the Council's 'Quality Places' and 'Residential Parking Standards' Supplementary Planning Documents.
- 4 The layout and design of the development, by virtue of the small north facing gardens and additional shading of the adjacent Horse Chestnut tree would result in a poor quality external living environment for future occupiers of the development, to the detriment of the residential amenity of these occupiers. As such the application is considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the Council's 'Quality Places' Supplementary Planning Document.
- 5 The application has not suitably demonstrated that the position of the residential units in relation to the adjacent Horse Chestnut tree will not result in continuing post-development impacts on the tree through pressure to adversely prune or remove branches, to the detriment of the health of the tree and the visual amenity and character of the Botley Conservation Area. As such the application is considered to be contrary to Policies DM1 & DM12 of the Eastleigh Borough Local Plan (2016-2036), as well as the Council's 'Trees and Development' and 'Quality Places' Supplementary Planning Documents.
- 6 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 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: P/0322/3/E, P/0322/3/1, P/0322/3/2, P/0322/3/3, P/0322/3/4 & P/0322.

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 style with a large, looping initial 'A'.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes