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Application	F/23/95162
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Friday 23 June 2023

Application No. F/23/95162

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 3 May 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Change of use of existing detached garage to create 1no. 1 bedroom detached dwelling, addition of porch canopy and insertion of 2no. rooflights, with associated off street parking (amended scheme to previously refused application F/18/83185)
Site:	63 CHALVINGTON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3DY

For the following reasons:

- 1 The proposed residential conversion, due to its features, small proportions and plot size would result in a development that is out of keeping with the pattern of development, detrimental to the street scene and wider character of the residential area. As such the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.
- 2 The proposed residential conversion would result in cramped and poor quality internal living accommodation for its future residents. As such the development is contrary to Policy DM30 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.
- 3 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 & New Forest Special Protection Area, Ramsar & 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 The Conservation of Habitats and Species Regulations 2017 (as amended), Policies S1, DM10 and DM11 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: 446_02_A, 446_03_A & 446_04. 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, appearing to read "A Grandfield", written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes