

MRS S MATTHEWS
WALSINGHAM PLANNING
BOURNE HOUSE
CORES END ROAD
BOUNRE END.
SL8 5AR

Application	F/23/94885
Please ask for	Gary Osmond
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Wednesday 5 July 2023

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

Application No. F/23/94885

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 15 March 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Two and three storey rear extension to care home to provide 10 new bedrooms including additional communal facilities and alterations to car park following removal of existing conservatory.
Site:	175 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DU

For the following reasons:

- 1 The proposed development, by virtue of its scale, mass, bulk, height, form and appearance would result in an excessively large addition to the existing care home which does not acceptably respond to the site constraints or the prevailing pattern and nature of development in the locality, to the detriment of the visual amenity and character of the area. 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.
- 2 The proposed development, by virtue of its scale, mass, bulk, height, form, appearance, orientation and proximity to neighbouring properties in Westwood Gardens would result in an overtly dominant structure and unacceptable loss of outlook, to the detriment of the amenity of occupiers of those 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, by virtue of its scale, position and close proximity to the site boundaries and existing boundary planting would result in an unacceptable loss of light and outlook for existing and future residents of the care home, to the detriment of their amenity. 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.
- 4 It has not been adequately demonstrated that the design and layout of the proposed development has taken appropriate account of its resulting impact upon trees which are subject to Tree Preservation Orders, or that the resulting development can accord with the tree replacement policy as set out in the Council's 'Trees and Development' Supplementary Planning Document. As such the application is considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), as well as the Council's 'Quality Places' and 'Trees and Development' Supplementary Planning Documents.
- 5 Insufficient information has been provided in relation to staffing numbers and shift patterns to establish if sufficient on-site parking can be provided to serve the enlarged care home. 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.
- 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: 0101, 0110, 0200, 0201, 0210, 0211, 0220, 0221, 0301, 0302, 0311, 2700, 2701, 2211030-TK01 & 4268YOLS-01. 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, appearing to read "A Grandfield". The signature is fluid and cursive, with the first letter 'A' being particularly large and stylized.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes