

MR STEVE DALTON
CARLTON DESIGN PARTNERSHIP
THREEFIELD HOUSE
THREEFIELD LANE
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SO14 3LP

Application	F/23/94890
Please ask for	Clare Martin
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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/23/94890

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 16 March 2023 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description: First floor rear extension and external alterations to rear of building to provide 1no. one bed apartment to ground floor with ancillary court yard and 1no. two-bedroom apartment to first floor. Change of use of remainder of ground floor from restaurant/bar to general commercial use (Use Class E) (resubmission of application F/23/94699).

Site: 3 HIGH STREET, EASTLEIGH, SO50 5LB

For the following reasons:

- 1 Insufficient information has been provided to demonstrate that the residents of the proposed dwellings would be protected from unacceptable levels of noise, odour and disturbance from the commercial use of the site and nearby premises. The development is therefore considered to be contrary to Policies DM1 and DM8 of the adopted Eastleigh Borough Local Plan 2016-2036, and provisions within the National Planning Policy Framework (July 2021).
- 2 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (i.e. The New Forest Special Area of Conservation, Special Protection Area and Ramsar Site and the River Itchen Special Area of Conversation) 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 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: The application was refused following the assessment of the following plans: BLOC 01, FL 01 & EL 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