

Application	F/23/95179
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Monday 10 July 2023

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

Application No. F/23/95179

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

Description: Erection of 1no. five bedroom dwelling following removal of the mobile home
Site: THE LOG CABIN, HILLVIEW MANOR PARK, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD

For the following reasons:

- 1 The proposed development by reason of its siting, height, scale, massing, design and external facing materials, would have a significant and unacceptable visual and physical impact upon its surroundings and would result in an inappropriate and unjustified new dwelling within an area of designated countryside, to the detriment of the character and appearance of the locality. The application is, therefore, contrary to Policies S5, DM1 & DM26 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.
- 2 Insufficient information has been provided to demonstrate that the proposal would not have a determinantal impact on protected or notable species and biodiversity net gain can be delivered on the site. The application is, therefore, contrary to Policy 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: CWX1046 - 102 A & CWX1046 - 108 A. 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". 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