

MRS CHERYL WELLSTEAD-CLARKE
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Application	F/23/95106
Please ask for	Clare Martin
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Wednesday 12 July 2023

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

Application No. F/23/95106

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 25 April 2023 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Construction of 1no. three bedroom detached dwelling with associated landscaping and parking
Site:	52 ESTRIDGE CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8FN

For the following reasons:

- 1 The proposed dwelling would constitute a more vulnerable flood risk use sited within Flood Zone 3 and would fail the sequential test, which seeks to direct housing developments to areas of lower flood risk. Insufficient information has been submitted to demonstrate that the proposal would not result in an unacceptable level of flood risk to the future residents of the new dwelling or increase flood risk elsewhere. As such the proposal would be contrary to Policy DM5 of the Eastleigh Borough Local Plan (2026-2036) and provisions within The National Planning Policy Framework.
- 2 The proposed development due to its siting, design and proportions would create a visually prominent and incongruous feature detrimental to the character, appearance and pattern of development within the locality. As such the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Provisions within the National Planning Policy Framework and the Council's Quality Places Supplementary Planning Document.

- 3 The close proximity of trees and existing buildings would result in an unacceptable level of outlook, daylight and privacy for the new dwelling creating a poor quality living environment for its future residents. As such the development is contrary Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework and Quality Places & Trees and Development Supplementary Planning Documents.
- 4 Insufficient information has been provided to demonstrate that the site is capable of accomodating the development proposed without adversely affecting the structural integrity of the river bank or the quality of run off water entering the river which feeds into the River Hamble Special Area of Conservation, Special Protection Area and Ramsar. 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.
- 5 Insufficient information has been provided to demonstrate how the development can be achieved without resulting in a loss, or damage, to trees on the site, which provide an attractive green backdrop to the site and contributes to the character and appearance of the residential area and residential amenity of adjoining dwellings. As such the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Provisions within the National Planning Policy Framework and the Council's Trees & Development Supplementary Planning Document.
- 6 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: 100, 101revc & 102revb. 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 that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes