

MRS KELLY CLARK
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Application	F/23/95271
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Friday 25 August 2023

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

Application No. F/23/95271

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 23 May 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Erection of new 3.no bedroom detached dwelling on site of existing workshop/store
Site: 17 O'CONNELL ROAD, EASTLEIGH, SO50 9GN

For the following reasons:

- 1 The proposed development would result in overdevelopment of the site as the cramped spacing and the separation distances would result in an unacceptable spatial relationship with 17 O'Connell Road and harmful effect on neighbouring amenity contrary to local plan policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the National Planning Policy Framework.
- 2 The form and size of the proposed dwelling would not be in-keeping with the streetscene and prevailing character of O'Connell Road. The proposal fails to take proper account of the context of the site contrary to local plan policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and 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 from additional nutrient loading and recreational disturbance generated by the population increase resulting from the development. The application is therefore contrary to the requirements of Policies S1, DM10 and DM11 of the Eastleigh Borough Local Plan 2016-2036, The National Planning Policy Framework, and the provisions of The Conservation of Habitats and Species Regulations 2017

Yours faithfully



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes