

MRS MELISSA PARSONS
ADP ARCHITECTS LTD
RICHMOND COURT
94 BOTLEY ROAD
PARK GATE
SOUTHAMPTON
SO31 1BA

Application	F/23/95439
Please ask for	Gary Osmond
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Tuesday 5 September 2023

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

Application No. F/23/95439

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

Description:	Conversion from restaurant to 2no. residential dwellings (1no. two-bedroom and 1no. four-bedroom) with two-storey rear extension, addition of pitched roof to existing single storey rear projection, elevational alterations and internal changes to facilitate conversion (Resubmission of application F/21/91037).
Site:	1 ROPE WALK, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HB

For the following reasons:

- 1 The proposed development does not provide sufficient on-site parking to serve the development and likely to result in overspill parking into surrounding streets, to the detriment of the amenity of neighbouring residents, and into public car parks, thereby limiting spaces available for visitors and customers of the Hamble Local Centre, to the detriment of neighbouring uses and businesses. As such, the application is considered to be contrary to Policies DM1, DM14 and DM22 of the adopted Eastleigh Borough Local Plan 2016-2036 and the Council's 'Residential Parking Standards' Supplementary Planning Document.
- 2 The proposed development fails to provide adequate private external amenity space to serve the dwellings proposed, to the detriment of the amenity of future occupiers. As such, the application is considered to be contrary to Policy DM1 of the adopted Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.

- 3 The proposed development would result in the loss of a commercial use within a designated retail, commercial and leisure area, to the detriment of the vitality, viability and character of the Hamble-le-Rice Local Centre and the wider Hamble Conservation Area. As such, the application is considered to be contrary to Policies DM12 and DM22 of the adopted Eastleigh Borough Local Plan 2016-2036 and the Council's 'Hamble-le-Rice Conservation Area Appraisal' Supplementary Planning Document.
- 4 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (i.e. The Solent and New Forest Special Area of Conservation, Special Protection Area and Ramsar Site) 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: L01A, 1799-01D, 1799-02C & 1799-03A. 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 "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes