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Application	F/23/95643
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Monday 25 September 2023

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

Application No. F/23/95643

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

Description: Construction of 1no. semi-detached house and all associated works.
Site: 61 TORRIDGE GARDENS, WEST END, SOUTHAMPTON, SO18 3NF

For the following reasons:

- 1 The proposed dwelling, by reason of its scale, form and appearance would result in an unacceptable addition, which would appear as a visually intrusive and incongruous form of development which would be at odds with, and have an unacceptable adverse impact upon the streetscene. The proposals are therefore contrary to the requirements of Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the NPPF (2023).
- 2 The proposed parking provisions do not conform to adequate sizes, nor is the layout considered reasonably practical. The proposals would either result in vehicles overhanging the highway and/or a shortfall of on-site parking provisions, which would result in an overspill of parking onto surrounding roads. The result of the inappropriate parking arrangement would have an adverse impact upon highway safety. The proposals are therefore contrary to the requirements of Policies DM1 and DM14 of the Eastleigh Borough Local Plan (2016-2036), the Council's Residential Parking Standards SPD (2009) and the provisions of the NPPF (2023).

- 3 Insufficient information has been provided to demonstrate that the proposed dwelling and associated works would not have an adverse impact upon the existing TPO'd oak tree adjacent to the site. The proposals are therefore contrary to Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036), the Council's Trees and Development SPD (2022) and the provisions of the NPPF (2023).
- 4 The application fails to provide the required mitigation to offset the impacts of the development upon the European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen (SAC) and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure and nitrogen and phosphate loading generated by the population increase and additional sewage resulting from the development. The proposal is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036, the provisions of the NPPF (2023) and the Conservation of Habitats and Species Regulations 2017.

Note to Applicant:

The application was refused following the assessment of the following plans: Site Location Plan MS-000, Existing Site Plan MS-100, Existing Plan MS-101, Existing Plan MS-102, Existing Plan MS-103, Existing Elevations MS-201, Proposed Site Plan P-100, Proposed Plan P-101, Proposed Plan P-102, Proposed Plan P-103 and Proposed Elevations P-201. In accordance with paragraph 38 of the National Planning Policy Framework (2023), 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