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Application	F/23/95681
Please ask for	Summer Sharpe
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Tuesday 3 October 2023

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

Application No. F/23/95681

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 8 August 2023 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description: Erection of two storey block of 3 x 1 bedroom apartments
Site: 46 TWYFORD ROAD, EASTLEIGH

For the following reasons:

- 1 The proposed development fails to provide an appropriate standard of external amenity space for both existing occupiers of no.46 Twyford Road and future occupiers of the proposed development, contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Council's Quality Places SPD (2011), and the provisions of the NPPF (2023).
- 2 The proposed development, due to its siting would result in the unacceptable loss of the 3no. existing (substandard) parking spaces required for no.46 Twyford Road and would not provide any parking spaces to serve itself. Thus, would fail to provide adequate provisions for on-site car parking contrary to 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 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 (2021) and the Conservation of Habitats and Species Regulations 2017.

Note to Applicant:

The application was refused following the assessment of the following plans: Location Plan, Proposed Site Plan SL.O1 Rev B, Proposed Floor Plans Plans.O1 Rev B and Proposed Elevations Plans.O2 Rev B. 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 "A Grandfield", written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes