

JITKA KONECNA
Horton Heath - Design Coordinator

Application	F/23/95574
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Wednesday 4 October 2023

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

Application No. F/23/95574

In pursuance of their powers under the above Act and in accordance with your application received on Friday 30 June 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Construction of 12no. dwellings comprising of 9no. apartments and 3no. houses, with associated landscaping, parking, and access from Derby Road.

Site: 237 Chamberlayne Road and 5b Derby Road, Eastleigh, SO50 5HX

For the following reasons:

- 1 The proposed three-storey block of flats fronting Chamberlayne Road would be out of keeping with the scale, form and appearance of the adjacent two-storey terraced housing, and would result in an unacceptable impact on the amenities of neighbouring residents as a result of loss of privacy from overlooking. The development would be contrary to policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the Quality Places Supplementary Planning Document.

Note to applicant: In the absence of mitigation, the development would fail to offset the impacts on the European protected sites from nutrient loading and recreational pressure. This matter would need to be resolved as part of any subsequent appeal or application in order to comply with The Conservation of Habitats and Species Regulations 2017 and Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: In the absence of developers contributions towards public art, open space, community infrastructure and healthcare, the development would not make provision for the infrastructure improvements necessitated by the proposed development. This matter would need to be resolved as part of any subsequent appeal or application in order to comply with Policy DM38 of the Eastleigh Borough Local Plan (2016-2036).

Yours faithfully



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes