

MR MICHAEL UNSTED
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CHANDLER'S FORD
EASTLEIGH
SO53 5RF

Application	F/22/93871
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Tuesday 24 October 2023

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

Application No. F/22/93871

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 16 November 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Construction of 3no. bedroom dwelling, following demolition of existing building (previously subject to prior approval application PN/22/93015)

Site: 25 SHAFTESBURY AVENUE, CHANDLER'S FORD,
EASTLEIGH, SO53 3BR

For the following reasons:

- 1 The proposal involves works to the existing building which has likely potential to support bats, which are protected by virtue of the Habitats and Species Regulations (2019). Insufficient information has been provided to demonstrate that bats are not likely to be affected by the works, and therefore the works are unlikely to be granted a license by Natural England. The proposal would therefore be likely to result in an offence under the Habitats and Species Regulations (2019). The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2023).
- 2 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 LP-1306-A4, Site Plan SP-1306-A3, Existing Floor Plans and Elevations EX1306 A2, Proposed Floor Plans and Elevations PR1306 A2, and Cycle Cabinet CC-1306-A4. 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". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes