

ROBERT TUTTON
TOWN PLANNING CONSULTANTS LTD.
23 ROMSEY AVENUE
FAREHAM
PO16 9TR

Application	F/23/95491
Please ask for	Summer Sharpe
Direct dial	023 8068 8841
Working hours	Mon to Fri 8:30am to 5pm
Email	summer.sharpe@eastleigh.gov.uk

Friday 17 November 2023

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

Application No. F/23/95491

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 20 July 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Retention of the replacement entrance gates, fence and hardstanding area.
Site: The Stables, Grange Road, Southampton, Eastleigh, SO31 8GD

For the following reasons:

- 1 The overall design and appearance of the development results in an unacceptable erosion to and urbanising impact which would be detrimentally harmful to the countryside and settlement gap. As such the proposals are contrary to Policies S5, S6, and DM1 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the National Planning Policy Framework (2023).
- 2 Due to restricted visibility at the site entrance, caused by the presence of vegetation, the proposal fails to provide safe access to the highway and results in increased danger to road users, contrary to Policy DM13 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the National Planning Policy Framework (2023).

Note to Applicant: The application was refused following the assessment of the following plans: Existing Site & Location Plan SD-2330-10 Rev C and Hard-

standing and Entrance SD2330-11 Rev D. 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 that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes