

MRS LOUISE CUTTS
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SO51 9BJ

Application	F/23/96175
Please ask for	Gary Osmond
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Thursday 30 November 2023

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

Application No. F/23/96175

In pursuance of their powers under the above Act and in accordance with your application received on Monday 9 October 2023 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Construction of five bedroom end-of-terrace dwelling, incorporating existing ground floor addition, with associated parking and external amenity space
Site:	63 UNDERWOOD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FX

For the following reasons:

- 1 The proposed development would have a detrimental impact on the integrity of the adjacent Stoke Park Woods Site of Importance for Nature Conservation (SINC) and ancient woodland due to the proximity to the woodland boundary resulting in an increase in physical disturbance, the blocking of a linear feature used by protected species, light pollution and shading, all contributing to a significant loss of important biodiversity which is contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036.
- 2 The nature of garden provision for the proposed new dwelling would be out of keeping with the existing pattern of development in the locality, and due to the awkward shape and resultant overshadowing by adjacent trees and the proposed dwelling, would have a harmful impact on the amenity of future

occupiers contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the guidance set out in the Council's 'Quality Places' Supplementary Planning Document.

- 3 The application fails to provide for the required mitigation to offset the impacts of the development upon The Solent Special Area of Conservation, Special Protection Area and Ramsar Sites from nutrient loading generated by the population increase resulting from the development. The application is therefore contrary to Policies S1, DM10 and DM11 of the Eastleigh Borough Local Plan 2016-2036, provision within the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans: LOC005, 400_20, 400_21 & 400_22]. In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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 "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes