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Application	F/23/96324
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Wednesday 13 December 2023

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

Application No. F/23/96324

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

Description:	Construction of a 1no. detached chalet style dwelling following the demolition of domestic double garage, with associated amenity space and access off Mansbridge Road. Land to the rear of 33 CHESTNUT AVENUE, EASTLEIGH, SO50 5AN
Site:	land to the rear of 33 Chestnut Avenue, Eastleigh. SO50 5AN

For the following reasons:

- 1 The proposals, due to the design, scale and siting of the new dwelling, would go against the prevailing character and pattern of development in the locality and result in development that is out of context with its surroundings, to the detriment of the character and visual amenity of this section of Mansbridge Road. As such, the proposed development is 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 fails to provide an appropriate standard of external amenity space for future occupiers, 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).

- 3 The proposed dwelling, due to its siting, scale and close proximity to neighbouring boundaries, would introduce a visually intrusive and unduly overbearing form of development to a domestic garden setting, to the detriment of the residential amenity of the occupiers of the immediately adjoining properties. As such, the proposed development is 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).
- 4 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 (2023) and the Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans: Proposed Dwelling R/O 33 Chestnut Avenue, Eastleigh, Hampshire - 22/19/01 Rev A. 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