

MR SOFIANE LAKEMECHE
NLA
30 EASTNEY ROAD
SOUTHSEA
PORTSMOUTH
PO4 9HY

Application	F/23/96260
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Thursday 14 December 2023

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

Application No. F/23/96260

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 19 October 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Construction of 2no. semi detached two and a half storey dwellings with associated garage and bin store following demolition of existing dwelling.
Site:	253 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DX

For the following reasons:

- 1 The proposed development (due to its design, massing, scale, developed frontage and subsequent loss of space around the building) would create an visually dominant and incongruous feature detrimental to the character and appearance of the site and the Winchester Road street scene. As such the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan [2016-2036], provisions within the National Planning Policy Framework and the Council's Quality Place Supplementary Planning Document.
- 2 Insufficient information has been provided to demonstrate that the proposal will not have an adverse impact upon protected and notable species and their habitats. As such the proposal is contrary to Policy DM11 of the Eastleigh

Borough Local Plan and provisions within the National Planning Policy Framework.

- 3 Insufficient information has been provided to demonstrate that the proposal will not have an adverse impact upon protected and significant trees. As such the proposal is contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), provisions within the National Planning Policy Framework and the the Council's Trees and Development Supplementary Planning Document.
- 4 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (i.e. The River Itchen Area of Conservation and New Forest Special Protection Area, Ramsar & Special Area of Conservation) from nutrient loading and recreational disturbance 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 (as amended).

Note to Applicant: The application was refused following the assessment of the following plans: LOC01, D12, 253WR_SO_00, 253WR_SO_01, 253WR_SO_02, 253WR_SO_03, 253WR_SO_04, 253WR_SO_05, 253WR_SO_06, 253WR_SO_07, 253WR_SO_08, 253WR_SO_09, 253WR_SO_10, 253WR_SO_11, 253WR_SO_12, 253WR_SO_13, 253WR_SO_14, 253WR_SO_15, 253WR_SO_16, 253WR_SO_17, 253WR_SO_18, 253WR_SO_19, 253WR_SO_20, 253WR_SO_21, 253WR_SO_22, 253WR_SO_23, 253WR_SO_24 and 253WR_SO_25.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes