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SO31 1BA

Application	F/23/95510
Please ask for	Clare Martin
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Monday 18 December 2023

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

Application No. F/23/95510

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 27 June 2023 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Conversion of Methodist church hall to 3no. 2 bedroom dwellings, with associated parking, amenity space, elevational alterations including insertion of rooflights and provision of raised decked areas.
Site:	BURSLEDON CONGREGATIONAL CHURCH, SCHOOL ROAD, BURSLEDON, SOUTHAMPTON, SO31 8BU

For the following reasons:

- 1 The proposed development fails to provide suitable and accessible on site car parking spaces, which would encourage the parking of vehicles on the public highway and so interrupt the free flow of traffic and cause a hazard to road users. As such the proposal is contrary to Policies DM13 & DM14 of the Eastleigh Borough Local Plan, Provisions within The National Planning Policy Framework and the Council's Residential Parking Standards Supplementary Planning Document.

- 2 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (i.e. Solent and Southampton Water Special Protection Area & Ramsar Site, Solent Maritime Special Area of Conservation & 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 The Conservation of Habitats and Species Regulations 2017 (as amended); Policies S1, DM10 and DM11 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: 1802-L01a, 1802-B01c, 1802-10d, 1802-11d, 1802-12b, 1802-13c, 1802-14b, 5400/01 Rev A

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