

MATTHEW TATE
SILVER BIRCHES
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SO30 3HQ

Application	F/26/100728
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Friday 31 July 2026

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

Application No. F/26/100728

In pursuance of their powers under the above Act and in accordance with your application received on Friday 16 January 2026 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Construction of 3no. 2-bedroom dwellings with parking, landscaping and access from Winchester Road
Site:	LAND ADJACENT TO APPLE TREE COTTAGE, WINCHESTER ROAD, BOTLEY, SOUTHAMPTON, SO32 2DH

For the following reasons:

- 1 The proposed development, by reason of its design, layout and density of development would create an incongruous, and visually discordant design within this established loose grain of development that fails to reflect the character of existing properties in the immediate vicinity. Furthermore, the loss of hedging proposed to the site frontage to create space for a new access increases visibility into the site, exacerbating the identified harm. The proposal is therefore contrary to Policies DM1, DM11 and BO4 of the Local Plan, the aims of the Quality Places SPD and the aims of the National Planning Policy Framework.
- 2 The proposed development, by virtue of its excessive density and scale of built form relative to the plot size, would result in an over intensification of the site, presenting a cramped and overdeveloped appearance. Overdevelopment is

further evidenced by way of failure to provide a visitor parking space; non-compliant minimum dimensions of car parking spaces; substandard aisle widths for easy and practical vehicular manoeuvring; parking spaces located within 0.5 metres of a retained tree trunk; inadequate space within site for buffer planting along the front boundary and private outdoor amenity space of Plot 2 that fails to meet aims of Quality Places SPD. Consequently, the proposal is contrary to Policies DM1, DM11, DM14, and BO4 of the Local Plan and objectives set out within the Quality and Places SPD, the Trees and Development SPD, and the Parking Standards SPD.

- 3 The proposals fail to provide parking spaces that comply with the minimum dimensions set out in the Parking Standards SPD and aisle widths for parking manoeuvring measure 5.5m, below the standard 6m size which enables easy on-site turning for forward gear access and egress. This would result in impractical manoeuvring within the site that will harm the amenity of future occupiers and could result in obstruction of spaces and displacement parking elsewhere within the site or along Winchester Road causing highway safety concerns. Furthermore, no dedicated visitor parking has been provided, contrary to parking provision requirements set out within the Parking Standards SPD, which could also result in over spill parking on Winchester Road, causing additional congestion and harm to the amenity of neighbouring residents. The proposal is therefore contrary to Policies DM1 and DM14 of the Local Plan and the guidance contained within the Parking Standards SPD.
- 4 The proposed site layout locates designated parking spaces within immediate proximity of two oak trees that as existing offer significant amenity value to the site frontage. Proximity of parking spaces to the tree trunks would put adverse pressure on the trees that would lead to a decline in tree health creating future pressure for inappropriate heavy pruning or premature felling, and would thus be detrimental to the visual amenity and character of the local area. Furthermore, parking spaces shown do not meet their minimum size requirements of the Parking Standards SPD, thereby parked cars could extend closer to the trees than as indicated on submitted plans, further harming tree health. For these reasons, the scheme is contrary to Policies DM1, DM11 and BO4 of the Local Plan, and the aims of the Trees and Development SPD.
- 5 The application fails to make provision for the securing of the minimum 10% biodiversity net gain required by the Environment Act 2021, as well as its subsequent retention, management and monitoring. The proposals are therefore contrary to the provisions of this legislation, as well as those of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036 and Paragraphs 187 and 193 of the National Planning Policy Framework.

- 6 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected Solent Complex (SPA, SAC and Ramsar sites) and New Forest SPA, SAC and Ramsar sites, from additional recreational pressure and nutrient loading generated by the population increase and additional sewage resulting from the development. The application is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036, Paragraphs 187 and 193 of the National Planning Policy Framework, and the provisions of The Conservation of Habitats and Species Regulations 2017 (as amended).

Note to Applicant: The application was refused following the assessment of the following plans: 3233/10 02 rev B, NJC-001 and NJC-002.

In accordance with paragraph 39 of the National Planning Policy Framework, 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. In this case, however, the application has been refused as it is considered to be contrary to the development plan and there were not sufficient material considerations to outweigh the planning harm identified.

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