

MR DEAN ADAMS  
D M ADAMS DESIGNS  
1 CHAPEL ROAD  
SWANMORE  
SOUTHAMPTON  
SO32 1DD

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|----------------|-------------------------------|
| Application    | F/23/96532                    |
| Please ask for | Clare Martin                  |
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| Email          | clare.martin@eastleigh.gov.uk |

Friday 2 February 2024

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

Application No. F/23/96532

In pursuance of their powers under the above Act and in accordance with your application received on Friday 8 December 2023 the Council, as Local Planning Authority hereby  
**Refuse Planning Permission For** the following :

**Description:** Construction of 2no. 1 bedroom flats and 1no. 2 bedroom house to the rear following demolition of existing 3 bedroom bungalow.  
**Site:** 34 MALLARDS ROAD, BURSLEDON, SOUTHAMPTON, SO31 8EJ

For the following reasons:

- 1 The proposed development due to its siting, design, massing, scale and subsequent loss of space around the building would create a visually intrusive and incongruous feature at odds with the character, appearance and pattern of development within the locality and detrimental to the Mallards 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 Places Supplementary Planning Document.
- 2 The proposed development due to its layout, lack of privacy and outlook would create a poor quality living environment, deficient in amenity space, which would be detrimental to the amenities of its future residents. As such the 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 Places Supplementary Planning Document.

- 3 Insufficient information has been provided to demonstrate that the proposal will not have a detrimental impact upon protected and notable species and their habitats and fails to demonstrate a biodiversity net gain. The proposal is therefore contrary to Policies DM1 & DM11 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.
- 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), and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure and nitrogen 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 National Planning Policy Framework (2023) and the Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans: 34MR-010, 34MR-011 & 14675-S1. In accordance with paragraph 38 of the National Planning Policy Framework (December 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