

ROBERT TUTTON
ROBERT TUTTON TOWN PLANNING CONSULTANTS
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Application	F/23/96539
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Wednesday 7 February 2024

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

Application No. F/23/96539

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

Description: Proposed erection of detached three-bedroomed bungalow, following removal of mobile home annex.
Site: LITTLEDEAN, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DN

For the following reasons:

- 1 The proposals, due to the design and siting of the new dwelling, would go against the prevailing character and pattern of development within the locality and result in development that is out of context with the established grain of the surroundings, to the detriment of the character and visual amenity of this section of Botley 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 access shown on the proposed site plan is not considered to be wide enough to accommodate the proposed vehicle movements, which could result in vehicle conflict, thus the proposals would be contrary to Policy DM1, and DM13 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the NPPF (2023).

- 3 Insufficient information has been provided to demonstrate that the proposed dwelling and associated works would not have an adverse impact upon the nearby TPO'd oaks tree to the north-east of the proposed development. The proposals are therefore contrary to Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036), the Council's Trees and Development SPD (2022) 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: Site and Location Plan SD-2310-100 F and Proposed Plans and Elevations SD-2310-101 Rev D. 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