

MR MATTHEW TATE
MDT DESIGN
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	F/24/96708
Please ask for	Clare Martin
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Working hours	Mon to Fri 8:30am to 5pm
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Friday 8 March 2024

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

Application No. F/24/96708

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 16 January 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Erection of 1no. two-bedroom detached house adjacent to existing dwelling, with associated access onto Foord Road, parking and bin/bike storage
Site:	60 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BY

For the following reasons:

- 1 The proposed development due to its siting, design, massing, scale and lack of landscaping] would create an incongruous and visually dominant feature detrimental to the Foord Road street scene and out of keeping with the character and pattern of development within the locality. 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 dwelling, owing to the presence of the first floor rear facing bedroom window when considered in combination with the proximity to the shared boundary and elevated ground level relative to No. 58 Bursledon Road, would result in an unacceptable level of overlooking and loss of privacy for the occupiers of this neighbouring property to the detriment of their residential amenity and the use and enjoyment of their rear garden. The application is therefore contrary to Policy DM1 of the Emerging Eastleigh Borough Local Plan 2016-2036 and provisions within the National Planning Policy Framework.
- 3 Insufficient information has been provided to demonstrate that the proposal will not adversely effect priority habitats, protected or priority species and how it will achieve a biodiversity net gain. The development is therefore contrary to Policy 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), River Itchen (SAC) 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 and the Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plan: 3142/01_01_RevA.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive, slightly stylized font.

Nicholas Parker
Planning Manager

N.B. See Attached Notes