

MR DAVID WINDSOR
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Application	F/23/96534
Please ask for	Rachael Morris
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Tuesday 2 April 2024

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

Application No. F/23/96534

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:	Conversion of existing outbuilding to 1.no 1-bedroom dwelling and erection of associated detached garage
Site:	ALLINGTON MANOR, ALLINGTON LANE, WEST END, SOUTHAMPTON, SO50 7DE

For the following reasons:

- 1 The proposed dwelling would represent an unsuitable new dwelling in an area of countryside for which there is no overriding planning justification. As such the proposal is contrary to policies S5 and DM19 of the Eastleigh Borough Local Plan [2016-2036].
- 2 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 by the population increase 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.

- 3 Insufficient information has been provided to demonstrate a Biodiversity Net Gain and as such is contrary to Policy DM11 of the Eastleigh Borough Local Plan [2016-2036]

Note to Applicant: The application was refused following the assessment of the following plans: AL.05.A, SITE001, AL01, AL02 and MH03. 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