

MR TONY BLUNN
FOXCROFT STUDIOS
OLD KENNELS LANE
OLIVER'S BATTERY
WINCHESTER
SO22 4JT

Application	F/24/96900
Please ask for	David Huckfield
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Thursday 11 April 2024

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

Application No. F/24/96900

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 15 February 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Demolition of existing house and single garage and construction of a new two-storey house with separate guest Annex / Gymnasium and associated landscaping and parking. Creation of a new vehicular access point from Nichol Road.
Site:	38 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AU

For the following reasons:

- 1 The proposals, as a result of the combination of the excessive height and scale and inappropriate design and form of the replacement dwelling and detached annex building, as well as the unduly urbanising nature of the boundary treatments proposed, will result in the introduction of an incongruous and overly prominent form of development to the Nichol Road and Woodlands Close street scenes, to the detriment of their prevailing character and that of the surrounding area. The application is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036, Paragraph 135 of the National Planning Policy Framework, and the guidance contained within the Council's adopted Quality Places SPD and Character Area Appraisal for Chandlers Ford and Hiltingbury.

- 2 The proposed dwelling, due to the combination of its inappropriate form and design, excessive scale and height, and its siting in close proximity to the shared boundary, will result in an unacceptable level of harm to the amenity of the occupiers of the neighbouring property, No. 40 Nichol Road, by way of an unduly overbearing impact and loss of light to and outlook from their rear habitable windows and private amenity area. The proposals are therefore contrary to the requirements of Policy DM1 of the Eastleigh Borough Local Plan 2016-2036, Paragraph 135 of the National Planning Policy Framework, and the guidance contained within the Council's adopted Quality Places Supplementary Planning Document.
- 3 Insufficient information in the form of an up to date tree survey, arboricultural impact assessment, method statement, and tree protection plan, has been provided to demonstrate that the proposed development would not have a detrimental impact upon arboricultural features on and adjacent to the site which provide significant amenity value and contribute positively to the character of the area. The proposals are therefore contrary to the provisions of Policy DM1 of the Eastleigh Borough Local Plan 2016-2036, Paragraph 136 of the NPPF, and the Council's adopted Trees and Development Supplementary Planning Document.
- 4 Insufficient information has been provided to demonstrate that the proposed development will not cause adverse harm to protected species and other ecological features on or in the vicinity of the site and that the proposed development will provide net gains for biodiversity in accordance with local and national planning policy requirements. The proposals are therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036 and Paragraphs 180 and 186 of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: P1091-A-PLN-100, P1091-A-PLN-200, P1091-A-ELE-300, P1091-A-ELE-301, P1091-A-ELE-310, P1091-A-ELE-311, P1091-A-ELE-312, P1091-A-PLN-210, P1091-A-PLN-211, P1091-A-PLN-212. 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