

MR MORRIS
5A LITTLE PARK FARM ROAD
FAREHAM
PO15 5SJ

Application	F/24/96952
Please ask for	Gary Osmond
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Monday 22 April 2024

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

Application No. F/24/96952

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 27 February 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Erection of 3-bedroom detached dwelling and associated landscaping following demolition of existing garage.
Site:	87 SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30 3AG

For the following reasons:

- 1 The proposed layout, scale and design of dwelling proposed would result in a cramped and constrained plot of a size which would not provide an appropriate quality private amenity space of a size and shape commensurate with the nature of the dwelling it is intended to serve, or a suitable setting for the dwelling, to the detriment of the amenity of future occupiers of the development and out of keeping with the prevailing character of development in the locality. The application is therefore considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), as well as the Council's Supplementary Planning Documents 'Quality Places' and the provisions of the NPPF.
- 2 The proposed dwelling, by reason of its siting and close proximity to the eastern and southern boundaries, would result in a sense of enclosure creating an unacceptable and overbearing impact upon the amenities of the occupiers of

Nos.83, 85 & 87 Swathling Road, to the detriment of the amenity of occupiers of these properties. The proposal is therefore considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the provisions of the NPPF (2021).

- 3 Insufficient information has been provided to demonstrate that the proposed dwelling and associated works would not have an adverse impact upon the existing group area TPO adjacent to the site. 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), 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 Policies DM1, DM10 and 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: 21087-L01, 21087-401, 21087-402, 21087-403 & 21087-C01. In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes