

MR DANIEL WILDEN
PURE TOWN PLANNING
1 HILL RISE TWYFORD
WINCHESTER
SO21 1QH

Application	F/24/97118
Please ask for	David Huckfield
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Monday 20 May 2024

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

Application No. F/24/97118

In pursuance of their powers under the above Act and in accordance with your application received on Monday 25 March 2024 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Demolition of existing outbuilding and erection of detached 2-bedroom dwelling
Site:	17 O'CONNELL ROAD, EASTLEIGH, SO50 9GN

For the following reasons:

- 1 The proposed detached dwelling, owing to its form, scale, siting and unduly cramped layout, would result in the unacceptable overdevelopment of the site and the undue erosion of the current spacing that exists to the side of No. 17 O'Connell Road, thereby disrupting the prevailing pattern of development in the locality and adversely impacting upon the character of the street scene. The application is therefore contrary to the requirements of Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the provisions of Paragraph 135 of the National Planning Policy Framework.
- 2 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen SAC and SSSI, and New Forest SPA, SAC and Ramsar sites, from additional recreational pressure and nutrient loading generated by the population increase and additional sewage resulting from the development. The application is therefore contrary to the requirements of Policy

DM11 of the Eastleigh Borough Local Plan 2016-2036, Paragraphs 180 and 186 of the National Planning Policy Framework, and the provisions of The Conservation of Habitats and Species Regulations 2017.

Note to Applicant: 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