

MR LES ROSENTHAL
SIGNATURE DESIGN ARCHITECTURE LTD
4500 PARKWAY
SOLENT BUSINESS PARK
WHITELEY
FAREHAM
PO15 7AZ

Application	F/24/96663
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Monday 10 June 2024

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

Application No. F/24/96663

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

Description: Change of use from offices to 1no. two bedroom dwelling with associated external alterations and extension of drop kerb.
Site: THE OLD STABLES, 7 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2EB

For the following reasons:

- 1 The proposed residential conversion, due to the lack of outdoor amenity space, would fail to create a good quality living environment for its new residents and would therefore be 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 loss of the front boundary wall and works to the building associated with the residential conversion would have a determinantal impact upon the setting of the adjoining listed buildings and upon the character and appearance of Winchester Street and the wider Botley Conservation Area. As such the development would be contrary to Policies DM1 & DM12 of the Eastleigh

Borough Local Plan (2016-2036), provisions within the National Planning Policy Framework and The Botley Conservation Area Appraisal.

- 3 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected sites (i.e. Solent and Southampton Water Special Protection Area & Ramsar Site, Solent Maritime Special Area of Conservation & New Forest Special Protection Area, Ramsar & Special Area of Conservation) from nutrient loading and recreational disturbance generated by the population increase resulting from the development. The application is therefore contrary to The Conservation of Habitats and Species Regulations 2017 (as amended), Policies S1, DM10 and DM11 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: 3A_01, 3A_02, 3A_03, 3A_04, 3A_05, 3A_06 & 3A_07. 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, appearing to read "N. Parker", with a horizontal line drawn underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes