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Application	X/24/97108
Please ask for	Gary Osmond
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Tuesday 18 June 2024

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

Application No. X/24/97108

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 21 March 2024 the Council, as Local Planning Authority hereby **Refuse** the following :

Description: Variation of Conditions 19 & 31 of Planning Permission F/10/68325 for the 'Construction of 10 no. two bed bungalows with new access, car parking and cycle stores and reinforced earth bank, following demolition of 10 no. existing bungalows and felling of trees.'

Site: 1-6 Winchester Close & 10-13 Wykeham Close, Netley Abbey, Southampton, SO31 5ES,

- 1 The proposed revisions to Condition 19 and 31 of the original planning permission would fail to ensure affordable housing provision is retained on site, resulting in the potential loss of affordable housing in the locality and contrary to the requirements of the original condition. As such, the application is considered to be contrary to Policy DM28 of the adopted Eastleigh Borough Local Plan 2016 – 2036 and the Council's 'Affordable Housing' and 'Accommodation for Older People and Those in Need of Care' Supplementary Planning Documents.
- 2 The proposed revisions to Condition 31 of the original planning permission would result in the loss of dedicated older persons housing, contrary to the requirements of the original planning approval. As such, the application is considered to be contrary to Policies DM25 and DM28 of the adopted Eastleigh

Borough Local Plan 2016 – 2036 and the Council's 'Affordable Housing' and 'Accommodation for Older People and Those in Need of Care' Supplementary Planning Documents.

- 3 The proposed revisions to Condition 31 of the original planning permission would result in potential highway issues and inconvenience to existing neighbouring residents through inadequate parking provision to serve the resulting development. As such, the application is considered to be contrary Policies DM1 and DM14 of the adopted Local Plan and the Council's 'Quality Places' and 'Residential Parking Standards' Supplementary Planning Documents.

Note to Applicant: The application was refused following the assessment of the submitted information. 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes