

MRS LOUISE CUTTS
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SO51 9BJ

Application	F/24/97376
Please ask for	Gary Osmond
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Wednesday 11 September 2024

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

Application No. F/24/97376

In pursuance of their powers under the above Act and in accordance with your application received on Friday 24 May 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Construction of 7 bedroom detached dwelling over three levels and associated landscaping following demolition of existing dwelling
Site:	CHERRY COURT, SALTERNS LANE, BURSLEDON, SOUTHAMPTON, SO31 8DH

For the following reasons:

- 1 The proposed development by virtue of its size, scale, bulk, form and appearance is not considered to be appropriate for or sympathetic to the character of the Old Bursledon Conservation and Special Policy Areas, particularly when viewed from the public realm. As such, the application is considered to be contrary to Policies DM1, DM12 and BU7 of the Eastleigh Borough Local Plan 2016-2036, and the Council's 'Quality Places' and 'Old Bursledon Conservation Area Appraisal and Management Proposals' Supplementary Planning Documents.

- 2 Insufficient evidence has been provided to demonstrate that the proposed development will not result in harm to the appearance of the Old Bursledon Conservation and Special Policy Areas when viewed from the River Hamble and its eastern bank both during the day and when illuminated at night. As such, the application is not considered to accord with the requirements of Policies DM1, DM12 and BU7 of the Eastleigh Borough Local Plan 2016-2036, and the Council's 'Quality Places' and 'Old Bursledon Conservation Area Appraisal and Management Proposals' Supplementary Planning Documents.
- 3 Inadequate justification has been provided for demolition of the existing dwelling, and it has not been demonstrated that its removal or replacement would enhance or improve the character and appearance of the Old Bursledon Conservation Area, contrary to Policy DM12 of the Eastleigh Borough Local Plan 2016-2036, and the Council's 'Old Bursledon Conservation Area Appraisal and Management Proposals' Supplementary Planning Document.

Note to Applicant: The application was refused following the assessment of the following plans: LOC007, JD_126_SL01 Rev C, JD_126_SL02, JD_126_FP.01B, JD_126_FP.02B, JD_126_FP.03B, JD_126_ELEV.01B, JD_126_ELEV.02B, JD_126_ELEV.03A, JD_126_ELEV.04A, JD_126_Sect.01 AA_Rev C, JD_126_Sect.02 BB_Rev C & JD_126_Sect.05 EE_Rev B. 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