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Application	F/24/97059
Please ask for	David Huckfield
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Tuesday 17 September 2024

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

Application No. F/24/97059

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

Description:	Retention of 2no. timber outbuildings, 1no. treehouse, 1no. plastic outbuilding , 4no. containers, and area of hardstanding / access drive, temporary retention of 10no. containers for period of up to 6 months, and proposed siting of 2no. plastic outbuildings.
Site:	WOODHAYES, NETLEY HILL ESTATE, HEDGE END, SOUTHAMPTON, SO19 6AN

For the following reasons:

- 1 The proposed containers and plastic outbuildings, in conjunction with the extensive area of hardstanding, represent a form of development which is considered to be inappropriate within a domestic setting and which, owing to its layout, form, appearance and siting, would have an unacceptably harmful and detrimentally urbanising impact upon the character of the site and that of the immediate surrounding area. The application is therefore contrary to the requirements of Policies S5, S6 and DM1 of the Eastleigh Borough Local Plan 2016-2036, and Paragraphs 135 and 180 of the National Planning Policy Framework.

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Insufficient information in the form of an up to date tree survey, arboricultural impact assessment and method statement has been provided to demonstrate that the development would not have a detrimental impact upon arboricultural features on and adjacent to the site which provide significant amenity value and contribute positively to the character of the area. The proposals are therefore contrary to the provisions of Policy DM1 of the Eastleigh Borough Local Plan 2016-2036, Paragraph 136 and 180 of the NPPF, and the Council's adopted Trees and Development Supplementary Planning Document.

Note to Applicant: The application was refused following the assessment of the following plans: 639/PL/01, 639/PL/02, 639/PL/03 Revision A, 639/PL/04 Revision A, 639/PL/05 Revision A.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes