

MR ROBERT NARRAMORE
SEAFIELDS
DODWELL LANE
BURSLEDON
SOUTHAMPTON
SO31 1DJ

Application	F/24/98257
Please ask for	Clare Martin
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Thursday 5 December 2024

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

Application No. F/24/98257

In pursuance of their powers under the above Act and in accordance with your application received on Monday 30 September 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Erection of 1no. four bed two storey dwelling in rear garden with detached garage, amenity space, parking and shared access off Pylands Lane
Site:	SWINLEY, PYLANDS LANE, BURSLEDON, SOUTHAMPTON, SO31 1BH

For the following reasons:

- 1 The proposed development, due to its scale, design and massing would create a dominant and incongruous feature detrimental to the appearance of Claypit Copse street scene and out of character with the prevailing pattern of development. As such the proposed development is 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 proposed development would result in an excessive building bulk adjacent to an existing residential property, adversely affecting the outlook from, and light available to, the residents of 1 Claypit Copse. As such the proposal is contrary to Policy DM1 of the Eastleigh Borough

Local Plan Review (2016-2036), provisions with the National Planning Policy Framework and the Council's Quality Places Supplementary Planning Document.

- 3 The proposed development, due to the lack of usable amenity space, would create a poor quality living environment detrimental to the amenities of its future residents. As such the proposal is contrary to Policy DM1 of the Eastleigh Borough Local Plan Review (2016-2036), provisions with the National Planning Policy Framework and the Council's Quality Places Supplementary Planning Document.

- 4 Insufficient information has been provided to demonstrate how the proposed development will achieve a biodiversity net gain. As such the development is contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.

- 5 In the absence of mitigation, the development would fail to offset its impacts on the European protected sites from nutrient loading and recreational pressure. The proposal would therefore be contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and The Conservation of Habitats and Species Regulations 2017.

- 6 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.
In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan and the planning harm was unable to be resolved in a timely manner.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes