

MR NICHOLAS JENKINS
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SOUTHAMPTON
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Application	F/24/98399
Please ask for	Clare Martin
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Wednesday 8 January 2025

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

Application No. F/24/98399

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 14 November 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Construction of 2no. two bed bungalows in rear garden with associated car parking, amenity space, cycle and bin storage and access from Sedgwick Road
Site:	LAND TO THE REAR OF 6 & 8 SEDGWICK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FB

For the following reasons:

- 1 The proposed development, due to its lack of daylight and sunlight, would create a poor quality living environment detrimental to the amenities of its future residents. As such the 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 Insufficient information has been provided to demonstrate that the proposal will not harm the TPO Oak tree on the Southern boundary, which provides amenity and ecological benefits to the locality. As such the proposal is contrary to Policies

DM1 & DM11 of the Eastleigh Borough Local Plan (2016-2036), provisions within the National Planning Policy Framework and The Council's Trees and Development Supplementary Planning Document.

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

Note to Applicant: The application was refused following the assessment of the following plans: Location Plan, 101 (block plans - as existing and proposed), 102 (proposed floor plans and elevations) & 102 (site plan - as proposed). In accordance with paragraph 38 of the National Planning Policy Framework (December 2024), 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.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes