

MR RANJEET SHAHI
RS STUDIO
DIRECTOR GENERAL'S HOUSE
15 ROCKSTONE PLACE
SOUTHAMPTON
SO15 2EP

Application	F/24/98502
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon to Fri 8:30am to 5pm
Email	gary.osmond@eastleigh.gov.uk

Thursday 9 January 2025

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

Application No. F/24/98502

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

Description:	Subdivision of existing three bedroom dwelling into 2No. one bedroom flats, with ancillary bin and cycle storage
Site:	19 STATION ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DU

For the following reasons:

- 1 Insufficient evidence has been provided to demonstrate the proposed subdivision of the existing dwelling to provide an additional residential unit will not result in increased parking pressures in the locality, impacting upon traffic movements, highway safety and to the detriment of the amenity of neighbouring residents and businesses. As such, the application is considered to be contrary to Policies DM1, DM13 and DM14 of the Eastleigh Borough Local Plan 2016 – 2036 and the Council's 'Quality Places' and 'Residential Parking Standards' Supplementary Planning Documents.
- 2 The proposed development by virtue of the cramped and constrained size of the application site would not provide an appropriate quality private amenity space of

a size and shape considered suitable to serve the development, to the detriment of the amenity of future occupiers. The application is therefore considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), as well as the Council's 'Quality Places' Supplementary Planning Document and the provisions of the NPPF.

- 3 The application fails to provide the required mitigation to offset the impacts of the development upon the European protected Solent Complex (SPA, SAC and Ramsar sites), and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure and nitrogen loading generated by the population increase and additional sewage resulting from the development. The proposal is therefore contrary to the requirements of Policies DM1, DM10 and DM11 of the Eastleigh Borough Local Plan 2016-2036, the provisions of the NPPF (2023) and the Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans: 1642-P-01 & 1642-P-02. In accordance with paragraph 39 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.

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