

MR ROBERT NARRAMORE
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Application	F/24/97943
Please ask for	Gary Osmond
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Monday 20 January 2025

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

Application No. F/24/97943

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

Description:	Construction of 2No. three bedroom detached dwellings to rear with ancillary parking, amenity space, and shared access from Botley Road
Site:	ROPLEY, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HA

For the following reasons:

- 1 The proposed site layout fails to mitigate the oppressive effect of the adjacent commercial building and adjacent trees, which will adversely impact the outlook of future occupiers of the development and light to the proposed dwellings and their gardens. This together with the excessive amount of hardstanding will dominate the development, to the detriment of the amenity and quality of environment for future occupiers. As such the application is considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.

- 2 It has not been demonstrated that the amenity of future occupiers of the development would not be unacceptably impacted by noise and other forms of disturbance from neighbouring commercial uses, contrary to Policies DM1 and DM8 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.
- 3 Insufficient information has been provided to demonstrate whether the application site is contaminated and if so the nature of that contamination, thereby preventing a full assessment of the potential risks to future occupiers of the development being undertaken, contrary to Policy DM8 of the Eastleigh Borough Local Plan 2016-2036.
- 4 It has not been demonstrated that sufficient new trees can be accommodated within the resulting development to replace those to be removed in accordance with the Council's 'Trees and Development' Supplementary Planning Document, or that neighbouring trees would not be adversely harmed as a result of the development. As such, the application is considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the above-mentioned Supplementary Planning Document.
- 5 It has not been demonstrated that the proposed development will not result in harm to protected species or their habitat. Neither has it been demonstrated that the development can provide a biodiversity net gain of at least 10%. As such, that proposed is considered to be contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036 and the requirements of Schedule 14 of the Environment Act 2021.
- 6 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: PL01, PL02 Rev A, PL03, PL04, PL05, PL06, PL07 Rev A, PL08 & 11040-D-AIA. 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes