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Application	F/24/98504
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Wednesday 5 February 2025

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

Application No. F/24/98504

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 12 December 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Change of use of existing land to a mobile tyre fitting business (sui generis)
Site:	Land Adjacent to 87 High Street, West End, SO30 3DS

For the following reasons:

- 1 Use of the application site as a tyre fitting business in the manner proposed is not considered to be compatible with the nature of this part of the West End Local Centre, resulting in an unacceptable impact upon the visual amenity of the street scene and general character of the locality. As such, the application is considered to be contrary to Policies DM1 and DM22 of the adopted Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.
- 2 No evidence has been provided to demonstrate that the proposed use of the site for a tyre fitting business would not result in an unacceptable level of noise, light, and dust pollution, to the detriment of the amenity of neighbouring occupiers and that of the wider surrounding area. As such, the application is considered to be

contrary to Policies DM1 and DM8 of the adopted Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.

- 3 It has not been demonstrated that the proposed use of the site as a tyre fitting business would not result in adding to existing parking issues along West End High Street and within neighbouring streets, to the detriment of the amenity of neighbouring businesses, residential properties, and their occupiers. As such, the application is considered to be contrary to Policies DM1 and DM14 of the adopted Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.
- 4 It has not been demonstrated that the proposed use as a tyre fitting business would not result in increased impact upon the local highway network, both in terms of highway safety and vehicle trips. As such, the application is considered to be contrary to Policy DM13 of the adopted Eastleigh Borough Local Plan 2016-2036.

Note to Applicant: The application was refused following the assessment of the following plans: 01 Rev P3, 02 Rev P3, 03 Rev P3, 04 Rev P3, 05 Rev P3, 07 Rev P3, 08 Rev P3 & 09 Rev P3. 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, slightly stylized font.

Nicholas Parker
Planning Manager

N.B. See Attached Notes