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Application	F/25/98720
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Thursday 20 March 2025

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

Application No. F/25/98720

In pursuance of their powers under the above Act and in accordance with your application received on Friday 10 January 2025 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Construction of 1no. 2-bedroom bungalow with parking and access from Robin Square
Site:	5 SPARROW SQUARE, EASTLEIGH, SO50 9LB

For the following reasons:

- 1 The proposals, owing to the cramped nature of the site layout and the inappropriate scale, design and siting of the proposed dwelling, are considered to represent an overdevelopment of the site which would unacceptably detract from the character of the area and fail to provide for an appropriate level of amenity for its future occupiers. The application is therefore contrary to the requirements of Policies DM1 and E10 of the Eastleigh Borough Local Plan 2016-2036 and Paragraph 135 of the National Planning Policy Framework, as well as the provisions of the adopted Quality Places and Character Area Appraisal for Eastleigh Supplementary Planning Documents.
- 2 Insufficient information has been provided to demonstrate that the proposed development would not cause adverse harm to protected species and other ecological features on or in the vicinity of the site

and that the proposed development will provide net gains for biodiversity in accordance with local and national planning policy requirements. The proposals are therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036 and Paragraphs 187 and 193 of the National Planning Policy Framework.

- 3 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen SAC and SSSI, and New Forest SPA, SAC and Ramsar sites, from additional recreational pressure and nutrient loading generated by the population increase and additional sewage resulting from the development. The application is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan 2016-2036, Paragraphs 187 and 193 of the National Planning Policy Framework, and the provisions of The Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans:
FB8795/400, FB8795/401, FB8795/402. In accordance with paragraph 39 of the National Planning Policy Framework, 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 case, however, the application has been refused as it is considered to be contrary to the development plan and there were not sufficient material considerations to outweigh the planning harm identified.

Yours faithfully

A handwritten signature in black ink, appearing to read "N. Parker", written over a horizontal line.

Nicholas Parker
Planning Manager

N.B. See Attached Notes