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ROBERT TUTTON TOWN PLANNING CONSULTANTS
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Application	F/25/99162
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Friday 23 May 2025

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

Application No. F/25/99162

In pursuance of their powers under the above Act and in accordance with your application received on Monday 31 March 2025 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Proposed erection of detached 3.no bedroom bungalow, following removal of mobile home annexe (Resubmission of F/23/96539)
Site:	LITTLEDEAN, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DN

For the following reasons:

1. The proposals, due to the design and siting of the new dwelling, would go against the prevailing character and pattern of development within the locality and result in development that is out of context with the established grain of the surroundings, to the detriment of the character and visual amenity of this section of Botley Road. As such, the proposed development is contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Council's Quality Places SPD (2011), and the provisions of the NPPF (2023).
2. 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), River Itchen (SAC) and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure and nitrogen and phosphate

loading generated by the population increase and additional sewage resulting from the development. The proposal is therefore contrary to the requirements of Policy 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: SD-2310-04 E – Existing Site Plan; SD-2310-100 N – Site and Location Plan; and SD-2310-101 D – Proposed Plans and Elevations. In accordance with paragraph 39 of the National Planning Policy Framework (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