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Application	F/25/99379
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Tuesday 17 June 2025

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

Application No. F/25/99379

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 15 May 2025 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Erection of 1.no 2-bedroom dwelling and sever land from 5 Fryern Close
Site:	5 FRYERN CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2LF

For the following reasons:

- 1 The proposed development, by virtue of the introduction of an additional attached dwelling to form a terrace of three, would be out of keeping with the established character of Fryern Close, which is defined by two-storey semi-detached pairs of dwellings. The proposed dwelling would disrupt the consistent and coherent pattern of development in the area and, due to its greater width, would appear visually dominant and incongruous within the street scene. The proposal would fail to respect the prevailing character and appearance of the surrounding built environment and does not take full and proper account of the site context. As such, the development is contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016–2036).

- 2 The proposed development, by reason of its siting and the positioning of upper floor windows facing towards the rear elevation and garden of 4 Fryern Close, would result in a greater degree of overlooking and a harmful loss of privacy. The increased views into the private outdoor space would diminish the amenity and enjoyment of that space for existing occupants. As such, the development would have an unacceptable impact on the residential amenities of neighbouring occupiers, contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016–2036).

- 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) 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 180 and 186 of the National Planning Policy Framework, and the provisions of The Conservation of Habitats and Species Regulations 2017.

- 4 The application fails to demonstrate that the proposed development would adequately protect or conserve existing biodiversity interests on the site. In the absence of sufficient ecological information and mitigation measures, the proposal fails to comply with Policy DM11 of the Eastleigh Borough Local Plan (2016–2036), which seeks to protect, conserve and enhance biodiversity and ensure no net loss of ecological value.

- 5 The application fails to demonstrate compliance with the statutory requirement as set out in the Environment Act 2021 and associated regulations, to deliver 10% Biodiversity Net Gain. The submitted information is incomplete and does not meet national validation standards. Key details necessary to assess the baseline habitat value, proposed habitat enhancements, and overall biodiversity outcomes are either missing or insufficient. As a result, the application does not provide adequate evidence that the intended purchase of off-site credits will achieve the necessary measurable net gain in biodiversity, contrary to policy DM11 of the Eastleigh Borough Local Plan 2016–2036 or the requirements of the Environment Act 2021.

- 6 Note to Applicant: 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. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan and the planning harm was unable to be resolved 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