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Application	H/22/93219
Please ask for	Summer Sharpe
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Wednesday 20 July 2022

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

Application No. H/22/93219

In pursuance of their powers under the above Act and in accordance with your application received on Friday 10 June 2022 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Loft conversion to form habitable accommodation with dormer windows at the front and rear
Site: HAWTHORNE HOUSE, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HA

For the following reasons:

- 1 The proposed front dormers by reason of their scale, size and siting would result in a visually intrusive form of development, which would appear as incongruous and unduly dominant roof features that would fail to relate appropriately to the host dwelling and would also have an adverse impact upon the surrounding streetscene. The proposals would therefore be contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021).

Note to Applicant: The application was refused following the assessment of the following plans: HHBR-LC-JT-01, HHBR-LC-JT-02, HHBR-LC-JT-03, HHBR-LC-JT-04, HHBR-LC-JT-05, and HHBR-LC-JT-06. In accordance with paragraph 38 of the National Planning Policy Framework (2021), 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.

Note to Applicant: The proposed rear dormer could benefit from permitted development. The onus would be placed on the Applicant to ensure that the dormer would fully comply with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Note to Applicant: Whilst the proposed rear dormer could benefit from permitted development, please be advised that the wildlife protection laws still apply. The Wildlife and Countryside Act (1981 as amended) is the primary legislation that protects wild animals, plants, and habitats in the UK. It lists the species which are protected by law along with their resting places and the non-native invasive species which must not be allowed to spread into the wild. If you suspect that protected or invasive species may be affected by your development, it is your responsibility to get an ecology survey and implement the recommended mitigation measures.

The following resources may be helpful:

The Wildlife Trusts <https://www.wildlifetrusts.org/uk-wildlife-law>

Bat Conservation Trust <https://www.bats.org.uk/>

CIEEM <https://cieem.net/i-need/finding-a-consultant/>

Crown Prosecution Service Wildlife Offences available at:
<https://www.cps.gov.uk/legal-guidance/wildlife-offences>

Yours faithfully

A handwritten signature in dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes