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Application	F/23/95117
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Thursday 15 June 2023

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

Application No. F/23/95117

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 26 April 2023 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description: Conversion of first floor of existing detached garage to C1
AirBnB
Site: MOORGREEN FARMHOUSE, MOORGREEN FARM,
BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2HH

For the following reasons:

- 1 Insufficient information has been submitted to demonstrate whether the originally approved first floor ancillary store and office was implemented and lawfully established for a reasonable period of time prior to the proposed holiday let use, thus would not be considered 're-use' in terms of Policy S5. The change of use would therefore result in an intensification of development within the countryside. The proposals would therefore be contrary to Policies S1, S2, S5 and DM26 of the Eastleigh Borough Local Plan (2016-2036) and the provisions of the NPPF (2021).
- 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), and New Forest National Park (SPA, SAC and Ramsar sites) from additional recreational pressure and nitrogen 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 (2021) and the Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans: Proposed AirBnB PL/04 and Proposed AirBnB PL/05. 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.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes