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Application	H/22/94265
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Monday 2 October 2023

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

Application No. H/22/94265

In pursuance of their powers under the above Act and in accordance with your application received on Monday 28 November 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(Resubmission of application H/22/93219)

Site: HAWTHORNE HOUSE, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HA

For the following reasons:

- 1 The proposal involves works to the existing roof which has potential to support bats, which are protected by virtue of the Habitats and Species Regulations (2019). Insufficient information has been provided to demonstrate that bats are not likely to be affected by the works, and therefore the works are unlikely to be granted a license by Natural England. The proposal would therefore be likely to result in an offence under the Habitats and Species Regulations (2019). The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2023).

Note to Applicant: The application was refused following the assessment of the following plans: HHBR - LC - JT - 01 - Amend2 – R, HHBR - LC - JT - 02 - Amend2 R, HHBR- LC – JT – 03 - Amend2 R, HHBR - LC - JT - 04 - Amend2 - R, HHBR - LC - JT - 05 - Amend2 - R, and HHBR – LC – JT – 06 – Amend2 R. In accordance with paragraph 38 of the National Planning Policy Framework (2023), 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 "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes