

MR SIMON LE VOI
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Application	F/23/94990
Please ask for	Summer Sharpe
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Thursday 4 January 2024

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

Application No. F/23/94990

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 4 April 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Extension under part of existing canopy to increase internal showroom area and new signage
Site:	67-71 HIGH STREET, WEST END, SOUTHAMPTON, SO30 3DS

For the following reasons:

- 1 Due to there being records of bats close to the site, in the absence of a Preliminary Ecological Appraisal, it is not possible to determine that the development would not have an adverse effect on protected species. The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) the Wildlife and Countryside Act 1981 (as amended), and the contents of the National Planning Policy Framework (2023).

Note to Applicant: The application was refused following the assessment of the following plans: Planning Location Plan Existing 223959-100-A, Planning Block Plans Existing & Proposed 223959-101, Planning Ground Floor Plan Existing 223959-102, Planning Roof Plan Existing 223959-103, Planning Elevations Existing 223959-104, Planning Ground Floor Plan Proposed 223959-105-

A, Planning Roof Plan Proposed 223959-106, and Planning Elevations Proposed 223959-107-A. 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 "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