

MRS LOUISE CUTTS
MEADOWSWEET COTTAGE
MORLEYS LANE
AMPFIELD
ROMSEY
SO51 9BJ

Application	F/23/96082
Please ask for	Summer Sharpe
Direct dial	023 8068 8841
Working hours	Mon to Fri 8:30am to 5pm
Email	summer.sharpe@eastleigh.gov.uk

Friday 5 January 2024

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

Application No. F/23/96082

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

Description:	Removal of two mobile homes and accompanying buildings and replacement with two new self-build dwellings, creation of new paddock area, improvements to access sight lines, and new landscaping of site frontage.
Site:	OLD OAK FARM, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD

For the following reasons:

- 1 The proposed erection of 2no. permanent dwellings in lieu of 2no. mobile homes, by reason of their nature, siting and excessive dimensions, would result in visually intrusive additions and would have an unacceptable urbanising impact which would be detrimentally harmful to the character, intrinsic qualities and landscape of the countryside, thus the proposals would be contrary to Policies S5, DM1 and DM26 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the NPPF (2023).
- 2 Insufficient information has been provided to demonstrate that the development would not have an adverse impact in terms of contaminated land, and its impact

upon future occupiers. The proposals are therefore contrary to Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the NPPF (2023).

Note to Applicant: The application was refused following the assessment of the following plans: Site Plan 128SLO1 Rev B, Landscape Strategy L179/B01, Garage – Plans and Elevations 128 Gar.O1, Plot 2 – Elevations 128 Plot2.e, Plot 2 – Floor Plans 128 Plot2.p, Proposed Site Section 128 SSO2, Proposed Site Section 128 SSO1, Plot 1 – Elevations 128 Plot1.e Plot 1 – Floor Plans 128 Plot1.p, Existing Building Areas 128 EBA.O1, Old Oak Farm, Winchester Road, Fair Oak, Hampshire, SO50 7HD Location Plan and Tree Survey Plan 230509-OOF-TSP-SD. 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes