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Application	H/23/94644
Please ask for	Alexandra Stone
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Wednesday 10 January 2024

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

Application No. H/23/94644

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 31 January 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Loft conversion and single storey side extension
Site:	DURNCOMB HOUSE, DODWELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AB

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). No survey work 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).

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 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. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan and the planning harm was unable to be resolved 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