

MR ROBERT ABBOTT
BUILDING PLANS & ESTIMATING
THE ANNEX
EBENEZER COTTAGE
WEST COMMON
LANGLEY
SOUTHAMPTON
SO45 1XL

Application	F/25/100427
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@eastleigh.gov.uk

Monday 2 March 2026

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

Application No. F/25/100427

In pursuance of their powers under the above Act and in accordance with your application received on Monday 5 January 2026 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description: Conversion of existing garage to HMO bedroom.
Site: MAYFIELD, BOTLEY ROAD, FAIR OAK, EASTLEIGH, SO50
7AP

For the following reasons:

- 1 The proposed development fails to provide adequate provision for on site car parking [and manoeuvring] which would encourage the parking of vehicles on the public highway and so interrupt the free flow of traffic and cause a hazard to road users. As such the proposal is contrary to Eastleigh Borough Local Plan (2016-2036)
- 2 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 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, appearing to read "N Parker", with a horizontal line drawn underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes