

DANIEL WISEMAN
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Application	F/25/100593
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Wednesday 11 March 2026

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

Application No. F/25/100593

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 10 December 2025 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Erection of a detached single-storey timber outbuilding, replacement section of fencing to the front boundary, installation of an Automatic External Defibrillator (AED) on proposed new fence, felling of 1 x common lime tree 'Tilia x europaea' (a tree protected by Tree Preservation Order) and replacement tree planting.
Site:	10th Itchen (West End) Scout Group, Scout Hall, Elizabeth Close, Southampton, SO30 3LT

For the following reasons:

- 1 The felling of the TPO lime tree to the site frontage is not proposed to be replaced with a tree that is of equal or enhanced value and would be a significant worsening, as the proposed oak tree in its proposed location between the fence and proposed outbuilding will have insufficient space both below and above ground to grow and reach maturity, resulting in inappropriate replacement planting of the TPO tree that will harmfully impact the visual amenity of the area and existing verdant character, contrary to Policies DM1 and DM11 of the Local Plan and the Trees and Development SPD.

- 2 Insufficient justification and evidence has been provided to demonstrate that the siting of the outbuilding is the only location possible within the site and claims of damage to tree roots making it impossible to build elsewhere within the site have not been appropriately substantiated or corroborated by a suitably qualified arboriculturist. Therefore the loss of the TPO tree for the proposed outbuilding is unjustified and contrary to Policies DM1 and DM11 of the Local Plan and the aims of the Trees and Development SPD.

Note to Applicant: The application was refused following the assessment of the following plans: 10IN - DMW - SLPLAN - 001 - Revision A, 10IN - DMW - PBLOCK - 001 - Revision A, 10IN - DMW - PELEV - 001 - Revision A.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), 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