

KOUROSH JAMRIZ-SHIRAZI
5 FREEMANTLE BUSINESS CENTRE
152 MILLBROOK ROAD EAST
FREEMANTLE
SOUTHAMPTON
SO15 1JR

Application	F/26/100965
Please ask for	Gregg Chapman
Direct dial	023 8068 8236
Working hours	Mon to Fri 8:30am to 5pm
Email	gregg.chapman.contractor@eastleigh.gov.uk

Thursday 9 April 2026

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

Application No. F/26/100965

In pursuance of their powers under the above Act and in accordance with your application received on Monday 23 February 2026 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description: Proposed new two-storey side extension to form a new Two Storey Maisonette
Site: 191 LEIGH ROAD, EASTLEIGH, SO50 9DW

For the following reasons:

- 1 Character and Appearance:
The proposal, by reason of the creation of an additional dwelling on a constrained plot, together with the resulting shared frontage arrangement, loss of landscaping, increased hardstanding, and siting of bin and cycle storage within the front curtilage, would result in a cramped and over-intensive form of development. The proposal would fail to provide a satisfactory layout for the site and would appear visually congested in relation to the host dwelling and its frontage, contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016–2036 and the Quality Places SPD.
- 2 Standard of Accommodation and Private Amenity Space:
The proposed dwelling would fail to provide adequate internal living accommodation, falling materially below the minimum gross internal floorspace required by the Nationally Described Space Standards for a two-storey, one-

bedroom, two-person dwelling. In addition, the proposal would fail to provide adequate private amenity space for the proposed dwelling and would materially reduce the garden area available to the existing dwelling to an unacceptable level. The proposal would, therefore, result in substandard living conditions and an overdevelopment of the site, contrary to Policies DM1 and DM30 of the Eastleigh Borough Local Plan 2016–2036, the Nationally Described Space Standards, and the Quality Places SPD.

3 Highways and Parking:

The proposal would fail to provide adequate off-street parking to serve the existing and proposed dwellings, resulting in a significant shortfall against the Council's adopted Residential Parking Standards. In the absence of robust evidence demonstrating that the reduced level of provision would not result in additional on-street parking pressure to the detriment of highway safety, traffic management and the amenities of the area, the proposal is contrary to Policies DM13 and DM14 of the Eastleigh Borough Local Plan 2016–2036 and the Residential Parking Standards SPD.

4 Habitats Sites Mitigation:

In the absence of sufficient information and secured mitigation, it has not been demonstrated that the proposal would avoid an adverse effect on the integrity of the Solent designated sites, the River Itchen Special Area of Conservation, and the New Forest Special Area of Conservation, Special Protection Area and Ramsar site, arising from additional nutrient loading and increased recreational pressure associated with the proposed residential development. The proposal therefore fails to comply with Policy DM11 of the Eastleigh Borough Local Plan 2016–2036 and the requirements of the Conservation of Habitats and Species Regulations 2017.

5 Ecology/Protected Species:

Insufficient ecological information has been submitted to enable the Local Planning Authority to assess the effect of the development on protected species and biodiversity interests, including the potential for impacts on bats associated with the demolition of the existing garage and the proposed development works. In the absence of adequate survey work and supporting ecological evidence, it has not been demonstrated that the proposal would avoid harm to protected species or secure appropriate mitigation and enhancement measures. The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016–2036.

Note to Applicant: The application was refused following the assessment of the following plans:

TA-01-01-P-A-P01 — Location Plan

TA-01-01-P-A-P02 — Existing Site Plan

TA-01-01-P-A-P03 — Existing Dwelling Ground Floor Plan
TA-01-01-P-A-P04 — Existing Dwelling First Floor Plan
TA-01-01-E-A-P05 — Existing Dwelling Front, Side, and Rear Elevations
TA-01-01-P-A-P06 Rev B — Proposed Site Plan
TA-01-01-P-A-P07 Rev A — Proposed Ground Floor plan
TA-01-01-P-A-P08 Rev A — Proposed First Floor plan
TA-01-01-E-A-P09 Rev A — Proposed Front, Side, and Rear Elevations

In accordance with paragraph 38 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.

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