

DAVID WINDSOR  
61 ST ANDREWS ROAD  
BOTLEY  
SOUTHAMPTON  
SO32 2ST

|                |                               |
|----------------|-------------------------------|
| Application    | H/26/100877                   |
| Please ask for | Katie Lasham                  |
| Direct dial    | 023 8068 8339                 |
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| Email          | katie.lasham@eastleigh.gov.uk |

Thursday 16 April 2026

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

Application No. H/26/100877

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 19 February 2026 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

**Description:** Two storey side extension and single storey rear extension. New front porch. Alterations to fenestration.  
**Site:** 22 LAWN ROAD, EASTLEIGH, SO50 4GT

For the following reasons:

- 1 The proposed two storey front/side extension by reason of its design including an increased eaves height and altering the roof pitch to extend further forward would result in a front elevation and roof form that appears unbalanced, at odds and discordant with the neighbouring semi-detached property at no.21, and would set a harmful precedent of otherwise uniform and balanced design of semi-detached dwellings along this road, creating a visually jolting roof form and front extension to the street scene. Therefore the proposal is contrary to Policy DM1 of the Local Plan and the aims of the Quality Places SPD.
- 2 The application has failed to provide sufficient ecological information to enable the Local Planning Authority to assess the potential impact of the proposed development on protected species, specifically bats. In the absence of a Preliminary Bat Roost Assessment, the proposal is contrary to Policy DM11 of the Local Plan, the requirements of the National Planning Policy Framework (NPPF) Section 15 – Conserving and enhancing the natural environment, and

the Conservation of Habitats and Species Regulations 2017 (as amended). Without this information, the Local Planning Authority cannot be satisfied that the development would not result in harm to a European Protected Species or that appropriate mitigation could be secured.

Note to Applicant: The application was refused following the assessment of the following plans: LR.OS, LR.02, LR.03.

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