

Subject: FW: H/26/101277

Sent: 20 May 2026 15:08

Subject: Re: H/26/101277

Dear Greg,

Thanks so much for the extension, the Council wish to submit the following response to the retrospective planning application at Hill View, Winchester Road, Fair Oak, SO50 7HD.

The Parish Council has no objection to this application, subject to appropriate conditions being applied to control its use.

The proposal relates to the retention of an annexe within the curtilage of an existing dwelling, rather than the creation of a separate new dwelling. Members noted that it replaces earlier static units on the site and does not appear to increase the overall footprint or intensity of development.

There is no clear evidence that the annexe is causing harm to neighbouring amenity, highway safety, or the character of the area.

The site lies outside the defined urban edge, where there is a general presumption against new residential development. However, the Council accepts that ancillary accommodation can be appropriate in principle where it remains clearly linked to the main dwelling and does not form a separate planning unit.

On that basis, the Parish Council's support is subject to safeguards to ensure that the annexe remains ancillary to the main property. In particular, it should not be occupied, sold, or used independently from the host dwelling.

The Parish Council therefore strongly recommends that any permission includes conditions to:

- restrict the use of the annexe to purposes incidental to the main dwelling;
- prevent its separate occupation, sale, or lease; and
- ensure it remains functionally tied to the main house.

Best Wishes,

Michelle Leadbitter-Allen

Deputy Executive Officer

Fair Oak & Horton Heath Parish Council

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My working days are Monday-Thursday

I am in the office to discuss burials, internments and memorials on Mondays & Wednesdays

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