

SHANE MAVRODARIS
4 BARFOOT ROAD
HEDGE END
SOUTHAMPTON
SO30 2LL

Application	H/26/100990
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Monday 22 June 2026

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

Application No. H/26/100990

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 28 April 2026 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Erection of loft dormer to rear of property and single storey rear extension.
Site:	4 BARFOOT ROAD, HEDGE END, SOUTHAMPTON, SO30 2LL

For the following reasons:

- 1 The proposed first-floor rear dormer due to its massing and scale would create an unattractive and incongruous feature at odds with the appearance of neighbouring properties and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to policy DM1 from the Eastleigh Borough Local Plan (2016-2036) and the Quality Places SPD.
- 2 The proposed development fails to provide adequate provision for on site car parking 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 policies DM1 and DM14 from the Eastleigh Borough Local Plan (2016-2036) and the Residential Parking Standards SPD.

Note to Applicant: The application was refused following the assessment of the following plans: 107-PR00, 107-PR03, 107-PR05, 109-PL06, 109-BR01. 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.

Note to Applicant:

Following the recent refusal of retrospective planning permission, the case will be passed to the Planning Enforcement team for investigation, UNLESS the decision is appealed to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

You will be contacted by the Planning Enforcement team to discuss the options available.

Please note an Enforcement Notice may be served and depending upon the nature of development, the Notice will state what you are required to do. This may include the demolition of a structure, reduction in size so that it meets the Town and Country Planning (General Permitted Development) Order 2015 or to cease activity of the unauthorised use.

Please note; should you wish to appeal the refusal you must do so to the Planning Inspectorate as outlined in the accompanying notes. To appeal a refusal for a householder application this must be done **within 12 weeks** from the date of refusal and **6 months** for non-householder planning applications.

If you intend to appeal the Council's decision please email Planning Enforcement as soon as possible to avoid formal action:

enforcements@eastleigh.gov.uk

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