

STEVE NAHID
244-258 WEST STREET
FAREHAM
PO16 OHS

Application	H/26/101324
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@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/26/101324

In pursuance of their powers under the above Act and in accordance with your application received on Monday 27 April 2026 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Erection of a two storey rear extension and removal and rebuilding of a garage at rear with flat roof.
Site: 4 WEST HORTON LANE, BISHOPSTOKE, EASTLEIGH, SO50 8LR

For the following reasons:

- 1 The proposed extension [due to its siting, design, massing and roof features] would appear disproportionately large and incongruous compared to the host property and neighbouring bungalows and would have a detrimental impact on the character and appearance of the locality. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), and provisions within Quality Places Supplementary Planning Document and the National Planning Policy Framework.
- 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: location plan, site plan, floor and elevation plans - existing, first floor and elevation (east) plans - proposed, elevation (north and south) plans - proposed, ground floor and elevation (rear) plans - proposed, garage plan view - existing, garage plan view - proposed, garage elevation (front) plan - existing, garage elevation (right) plan - existing, garage elevation (left) plan - existing, garage elevation (back) plan - existing, garage elevation (front) plan - proposed, garage elevation (right) plan - proposed, garage elevation (left) plan - proposed, garage elevation (back) plans - proposed.

Note to Applicant: 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes