

MR MATTHEW TATE
MDT DESIGN
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/23/96592
Please ask for	Dorothy Hei-Tung-Hoh
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Friday 9 February 2024

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

Application No. H/23/96592

In pursuance of their powers under the above Act and in accordance with your application received on Friday 15 December 2023 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Single storey rear extension and two storey side extension (AMENDED DESCRIPTION)
Site:	10 KNOWLE LANE, HORTON HEATH, EASTLEIGH, SO50 7DZ

For the following reasons:

- 1 The proposed two-storey side extension, due to its design, scale, and siting, is considered to lack subservience to the host dwellinghouse and unbalance the semi-detached pairs. As such, this would have an adverse impact upon the street scene and the character of the surrounding countryside. The proposal is therefore contrary to Policy DM1 and DM26 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2023).
- 2 The proposal involves extensive works to the existing roof which has potential to support bats, which are protected by virtue of the Habitats and Species Regulations (2019). Insufficient information has been provided to demonstrate

that bats are not likely to be affected by the works, and therefore the works are unlikely to be granted a license by Natural England. The proposal would therefore be likely to result in an offence under the Habitats and Species Regulations (2019). The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036), and the provisions of the National Planning Policy Framework (2023).

Note to Applicant: The application was refused following the assessment of the following plan: 3066/05_01_F. In accordance with paragraph 38 of the National Planning Policy Framework (September 2023), 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