

Planning Policy Comments by Warren Jackson-Hookins (Planning Policy Specialist)

Site Address: Old Oak Farm, Winchester Road, Fair Oak

Proposal: Removal of two mobile homes and accompanying buildings and replacement with two new self-build dwellings, creation of new paddock area, improvements to access sight lines, and new landscaping of site frontage

Application Reference: F/23/96082

Date of Comments: 2 November 2023

Planning Policy Comments

The Council adopted the Eastleigh Borough Local Plan 2016-2036 on 25th April 2022. This document now forms the planning policy framework for the borough until 2036.

Countryside

Comments are provided on the acceptability of the proposal on land which is designated as countryside under Strategic Policy S5, New development in the countryside. Criterion 1 b relates to the granting of planning permission for new development in the countryside provided it is related to residential extensions and replacement buildings.

Criterion 2 in Policy DM26, Residential extensions and replacement dwellings in the countryside is more explicit in stating that permission will not be given for the replacement of mobile homes with permanent dwellings. It is therefore considered that the proposal conflicts with this policy.

It is further stated in criterion 1 of Policy DM26 that the extension or replacement of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided: a. the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage. It is considered that the proposed self-build plots would be disproportionate to the existing development on the site and would result in a significant extension/change to the developed curtilage.

Concluding Comments

The Planning Policy Team recommends that this proposal is refused on the basis that it directly conflicts with criterion 2 in Policy DM26, Residential extensions and replacement dwellings in the countryside and also because it would fail to comply with criterion 1,a. within this policy.