

MR IAN KNIGHT
KNIGHT ARCHITECTURAL DESIGN
UNIT 7
THE QUARTERDECK
PORT SOLENT
PORTSMOUTH
PO6 4TP

Application	F/24/97053
Please ask for	David Huckfield
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Friday 7 June 2024

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

Application No. F/24/97053

In pursuance of their powers under the above Act and in accordance with your application received on Friday 12 April 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Construction of detached 2-bedroom bungalow and conversion of existing bungalow to storage/garage to be used for purposes incidental to the use of Hatts Copse Farm as a dwellinghouse.
Site:	HATTS COPSE FARM, BROOK LANE, BOTLEY, SOUTHAMPTON, SO30 2ER

For the following reasons:

- 1 The proposed dwelling, owing to its size, scale, siting and the extent of its curtilage, would result in undue additional built form within the designated settlement gap and have an unacceptably urbanising impact on this area of countryside, to the detriment of its existing character. The proposals are therefore contrary to Policies S5, S6, DM1 and DM26 of the Eastleigh Borough Local Plan 2016-2036 and Paragraphs 135 and 180 of the National Planning Policy Framework.
- 2 Insufficient information has been provided to demonstrate that the proposed development would not cause adverse harm to protected species and other ecological features on or in the vicinity of the site and that the proposed

development will provide net gains for biodiversity in accordance with local and national planning policy requirements. The proposals are therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan 2016-2036 and Paragraphs 180 and 186 of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: KAD-01-A-PP Revision D, KC-01-A-EX, KC-02-A-PRO, KAD-02-A-SK1 Revision D, KAD-03-A-SK2 Revision C. In accordance with paragraph 38 of the National Planning Policy Framework (December 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