

STEPHEN DOWNTON
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7 EYRE CLOSE
TOTTON
SOUTHAMPTON
SO40 8TN

Application	H/24/97790
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell-best@eastleigh.gov.uk

Thursday 12 September 2024

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

Application No. H/24/97790

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 17 July 2024 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Two storey rear extension with dormers and roof lights, and a two storey front extension including porch and external cladding. Garage conversion and extension for annexe
Site:	THE MOUNT, WILLOW GROVE, FAIR OAK, EASTLEIGH, SO50 7BJ

For the following reasons:

- 1 The two storey front and rear extensions due to their prominent design and excessive bulk and scale would create an unattractive and incongruous feature at odds with the appearance of the street scene within Willow Grove and the character of the original chalet bungalow. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the contents of the National Planning Policy Framework (2023)
- 2 The proposed annexe due to its physical size, characteristics and level of facilities would be an overdevelopment of the site. As such the

proposal is contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) and the Annexes for Dependent Relatives Supplementary Planning Guidance SPD (2005)

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Due to there being potential bat roosts on site, in the absence of a Preliminary Bat Roost Assessment, it is not possible to determine that the development would not have an adverse effect on protected species. The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and the Wildlife and Countryside Act 1981 (as amended).

Note to Applicant: The application was refused following the assessment of the following plans: 001, 002, 005C, 006B, 009, Location Plan and Site Plan. 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, appearing to read "N Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager

N.B. See Attached Notes