

MR GARY ROBSON
33 LEATHERHEAD GARDENS
HEDGE END
SOUTHAMPTON
SO30 2TY

Application	H/24/97839
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 3 October 2024

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

Application No. H/24/97839

In pursuance of their powers under the above Act and in accordance with your application received on Friday 9 August 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Two storey side extension and extension to existing decking
Site:	BURSELDENE, WINDMILL LANE, BURSLEDON, SOUTHAMPTON, SO31 8BG

For the following reasons:

- 1 The proposed two storey side extension due to its design, massing and scale would create an unattractive and incongruous feature at odds with the appearance of the host dwelling. The proposal is therefore contrary to Policy DM1, the key urban design principle 15 of the Quality Places SPD and provision within the National Planning Policy Framework.
- 2 Insufficient evidence exists to demonstrate that the proposed development will not cause adverse harm to the biodiversity interests of the site and species, including bats and reptiles which are protected by the virtue of the Wildlife and Countryside Act (1981). The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036)

Note to Applicant: The application was refused following the assessment of the following plans: 1100 Rev C, 1101 Rev B, 1103 Rev D, 1120 Rev B, 1121 Rev B, 1122 Rev B, 1130 Rev D, 1131 Rev C, 1200 Rev D, 1201 Rev B, 1210 Rev C, 1210 Rev D, 1211 Rev B and 1212 Rev A. 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes