

MR JOHN ESSEX
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EASTLEIGH
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Application	H/25/98737
Please ask for	Dorothy Hei-Tung-Hoh
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Friday 4 April 2025

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

Application No. H/25/98737

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 14 January 2025 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Two storey extension to existing outbuilding following the demolition of the existing metal access stairs and balcony. New dormer. New Canopy. Alterations to fenestration
Site:	CRICKETWOOD, TANHOUSE LANE, BOTLEY, SOUTHAMPTON, SO30 2SZ

For the following reasons:

- 1 The proposed alterations and extensions to the existing outbuilding, by reason of their mass, scale, and independent functionality, would transform the modest ancillary structure into a four-bedroom residential unit, amounting to a new dwelling in the countryside that is unacceptable in principle under Policy S5 of the Eastleigh Borough Local Plan (2016-2036). This increased scale would also fail to respect the host dwelling and rural character of the countryside, contrary to Policies DM1 and DM26 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2024).

Note to Applicant: The application was refused following the assessment of the following plan: 510_03. In accordance with

paragraph 39 of the National Planning Policy Framework (December 2024), 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