

LEE MCILVEEN
APPLE TREE ARCHITECTURE
25 CROWS NEST LANE
BOTLEY
SOUTHAMPTON
SO32 2DD

Application	H/24/96882
Please ask for	Dorothy Hei-Tung-Hoh
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Friday 30 May 2025

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

Application No. H/24/96882

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 10 April 2024 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	Two storey side extension and single storey side extension
Site:	21 NETLEY FIRS ROAD, HEDGE END, SOUTHAMPTON, SO30 4AY

For the following reasons:

- 1 The proposal involves development in close proximity to a detached garage with wooden cladding that has the potential to support roosting bats. A Preliminary Roost Assessment has been requested but has not been provided. In the absence of this information, it is not possible to confirm that the proposed development would avoid harm to protected species, which is a material planning consideration. The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016–2036), the Conservation of Habitats and Species Regulations 2017, and Paragraph 180 of the National Planning Policy Framework (2024).

Note to Applicant: The application was refused following the assessment of the following plan: 387_1 Rev 3, 387_2 Rev 3, 387_3 Rev 3 and 387_4 Rev 2. 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