

MR LEE MCILVEEN
25 CROWS NEST LANE
BOTLEY
SOUTHAMPTON
SO32 2DD

Application	H/25/99053
Please ask for	Charlie Vallis
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Wednesday 16 July 2025

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

Application No. H/25/99053

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 12 March 2025 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Proposed front extension to provide new porch, proposed veranda to rear following demolition of conservatory and loft conversion with rear facing dormer
Site:	5 WATTS ROAD, HEDGE END, SOUTHAMPTON, SO30 4EZ

For the following reasons:

- 1 The proposal involves significant works to the main roof, which hosts numerous potential bat roost features in the form of slipped, broken or missing roof and ridge tiles. 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: 454_1 rev 3, 454_2 rev 1, 454_3

rev 2 and 454_4 rev 1. 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, appearing to read "N. Parker", with a horizontal line drawn underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes