

MR AARON BASI
PLANNING BY DESIGN
BROOK LANE
BOTLEY
SO30 2ER

Application	F/25/99153
Please ask for	Clare Martin
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Thursday 14 August 2025

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

Application No. F/25/99153

In pursuance of their powers under the above Act and in accordance with your application received on Friday 20 June 2025 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Construction of 1no. three bed single storey dwelling
Site:	Land off Brook Lane, Broadoak, Botley, SO30 2ER

For the following reasons:

- 1 Insufficient justification has been given to demonstrate that there is an essential need for a rural workers dwelling at the site and as such the proposal is contrary to Policies S5 & DM27 of the Eastleigh Borough Local Plan 2016-2036 and provisions within the National Planning Policy Framework.
- 2 The proposed dwelling would have an adverse urbanising impact upon the character of the countryside and would undermine the physical extent and visual separation of the Botley/ Hedge End settlement gap. As such the development is contrary to Policies S5, S6 & DM27 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.
- 3 In the absence of mitigation, the development would fail to offset its impacts on the European protected sites from nutrient loading and recreational pressure. The proposal would therefore be contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and The Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was determined on plan 01 rev V3, 02 Rev V3, 03 Rev V3, 04 Rev V3 & 05 Rev V3. In accordance with paragraph 38 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. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan and the planning harm was unable to be resolved.

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