

MR RICHARD MAXEY
10 WOODERSON CLOSE
BISHOPSTOKE
EASTLEIGH
SO50 8QB

Application	H/25/99245
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
Email	charlie.vallis@eastleigh.gov.uk

Monday 1 September 2025

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

Application No. H/25/99245

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 27 May 2025 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Erection of double garage with home office at the rear of the garden
Site:	447 FAIR OAK ROAD, FAIR OAK, EASTLEIGH, SO50 7AJ

For the following reasons:

- 1 Based on the information provided, the proposed development would amount to the creation of a separate commercial building within the curtilage of but not connected to the residential property. Insufficient information has been provided to demonstrate that the creation of such a use would not result in unacceptable harm to the amenities of residents of the application dwelling and neighbouring properties and uses, through an intensification of use resulting from activities associated with the intended business/commercial use. As such the application is considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.

Note to Applicant: 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. 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 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