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Application	H/25/100000
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Thursday 30 October 2025

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

Application No. H/25/100000

In pursuance of their powers under the above Act and in accordance with your application received on Friday 5 September 2025 the Council, as Local Planning Authority hereby
Refuse Planning Permission For the following :

Description:	New access and associated works
Site:	HAWTHORNE HOUSE, BOTLEY ROAD, WEST END, SOUTHAMPTON, SO30 3HA

For the following reasons:

- 1 The proposed alteration to the front boundary treatment, including the partial lowering of a section to facilitate a new vehicular access, would result in a visually inconsistent and incongruous frontage that fails to respect the established character of the surrounding area. The proposal would therefore have an adverse impact on the character and appearance of the street scene and wider surroundings, contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011) and the contents of the National Planning Policy Framework (2024).
- 2 The proposal, by reason of the inadequate visibility splays at the proposed new vehicular access and the proximity of the existing streetlight, would result in restricted visibility for vehicles emerging onto Botley Road, leading to an unsafe access arrangement and potential danger to highway users. The proposal is therefore contrary to Policy DM14 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: 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