



DEREK MILES
HALL LANDS FARM
HALL LANDS LANE
FAIR OAK
EASTLEIGH
SO50 7EF

Application	PN/25/100431
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	
Email	charlie.vallis@eastleigh.gov.uk

Wednesday 17 December 2025

Dear Sir,

Town and Country Planning (General Permitted Development) (England) Order 2015

Application No: PN/25/100431
Description: Prior notification for a steel portal framed agricultural hay storage shed extension
Site: HALL LANDS FARM, HALL LANDS LANE, FAIR OAK, EASTLEIGH, SO50 7EF

I refer to your recent application to determine whether prior approval is required for a proposed extension to an agricultural building. Based on the information submitted and along with the records we keep here at Eastleigh House, your proposal is refused as it is **not eligible** to follow the Prior Notification process for the following reasons:

1. Under the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 6, Class A, Condition A.2.(4) "development consisting of the significant extension or the significant alteration of a building may only be carried out once by virtue of Class A(a)." As a significant extension has already been constructed, the proposals would not be eligible for the prior approval process.
 - The application proposes to extend a structure erected and later extended under the prior approval procedure (ref. PN/19/86769 and PN/20/87581 respectively). The previous extension and current proposal increase the volume of the original barn by more than 10% and are therefore considered a "significant extension" as defined under the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 6, D.1.
2. Without a location plan showing the extent/geography of the agricultural unit,

we are not able to assess whether the development complies with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 6, Class A.1(a) which outlines that development is not permitted if it “would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area.”

A full planning application can be applied for online via the Planning Portal at www.planningportal.co.uk.

Yours faithfully

A handwritten signature in black ink, appearing to read 'N Parker', with a horizontal line underneath.

Nicholas Parker
Planning Manager