

PAUL ASHTON  
8 DANEbury GARDENS  
CHANDLER'S FORD  
SO53 4NQ

|                |                                       |
|----------------|---------------------------------------|
| Application    | F/25/100361                           |
| Please ask for | Dorothy Hei-Tung-Hoh                  |
| Direct dial    | 023 8068 8314                         |
| Working hours  | Mon to Fri 8:30am to 5pm              |
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Friday 19 December 2025

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

Application No. F/25/100361

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 4 November 2025 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

|                     |                                                                                                  |
|---------------------|--------------------------------------------------------------------------------------------------|
| <b>Description:</b> | Construction of 1no. detached two-bedroom bungalow within the side garden of Quob Store Bungalow |
| <b>Site:</b>        | QUOB STORE BUNGALOW, ALLINGTON LANE, WEST END, SOUTHAMPTON, SO30 3HQ                             |

For the following reasons:

- 1 The proposed development, by reason of the erection of a new, independent residential dwelling within the countryside and outside the defined urban edge, represents an unjustified form of residential development in an isolated and unsustainable location. The proposal does not fall within any of the categories of development supported in principle within the countryside and would result in the inappropriate subdivision of a residential curtilage and the introduction of additional built form, which would erode the rural character of the area. The proposal is therefore contrary to Policies DM1, DM26 and S5 of the Eastleigh Borough Local Plan (2016-2036), and the contents of the National Planning Policy Framework (2024).
- 2 Insufficient information has been provided to demonstrate that the proposed development would not result in adverse effects on protected species and other ecological features on or in the vicinity of the site, or that it would achieve no net loss, or where possible a net gain, for biodiversity. In the absence of this

information, the Local Planning Authority is unable to conclude that the proposal would accord with local and national biodiversity policy requirements. The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016–2036) and the contents of the National Planning Policy Framework (2024).

- 3 The application fails to provide for the required mitigation to offset the impacts of the development on the European protected Solent Complex (SPA, SAC and Ramsar sites), River Itchen SAC and SSSI, and New Forest SPA, SAC and Ramsar sites, from additional recreational pressure and nutrient loading generated by the population increase and additional sewage resulting from the development. The application is therefore contrary to the requirements of Policy DM11 of the Eastleigh Borough Local Plan (2016–2036), the contents of the National Planning Policy Framework (2024), and the provisions of the Conservation of Habitats and Species Regulations 2017.

Note to Applicant: The application was refused following the assessment of the following plans: 270/1661-01 Rev A, 270/1661-02, and 270/1661-03. In accordance with paragraph 39 of the National Planning Policy Framework, 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 case, however, the application has been refused as it is considered to be contrary to the development plan and there were not sufficient material considerations to outweigh the planning harm identified.

Yours faithfully

A handwritten signature in black ink that reads "N. Parker". The signature is written in a cursive style with a large, stylized 'N' and 'P'.

Nicholas Parker  
Planning Manager

N.B. See Attached Notes