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SO31 4RF

Application	H/25/100310
Please ask for	Charlie Vallis
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Wednesday 24 December 2025

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

Application No. H/25/100310

In pursuance of their powers under the above Act and in accordance with your application received on Monday 3 November 2025 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description: Double and single storey side and rear extension, New front porch following the demolition of the existing conservatory.
Site: BETHSHAN, 16 GRANGE ROAD, HEDGE END, SOUTHAMPTON, SO30 2FB

For the following reasons:

- 1 The proposed development, by virtue of its size, scale, design and materials, is both unsympathetic and unsubservient to the existing dwellinghouse and would have a detrimental impact on the character and appearance of the application dwelling, its adjoining neighbour and the street scene of Grange Road. As such the proposed development is contrary to both policy DM1 of the Eastleigh Borough Local Plan Review [2016-2036] and the 'Quality Places' SPD [2012].
- 2 The proposal involves works to the dwelling's main roof, which hosts several potential bat roost features in the form of gaps and broken roof tiles, with known bat roosts and foraging habitat in close proximity to the application site. A Preliminary Roost Assessment would be required but has not been provided. In the absence of this information, it is not possible to confirm that the proposed development would avoid harm to protected species, which is a material

planning consideration. The proposal is therefore contrary to Policy DM11 of the Eastleigh Borough Local Plan [2016–2036], the Conservation of Habitats and Species Regulations 2017, and Paragraph 187 of the National Planning Policy Framework [2024].

Note to Applicant: The application was refused following the assessment of the following plans numbered: Location Plan, 1, 2, 3, 4 rev 1, 5 and 6. 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