

A MANUEL
4 SEAWARD GDNS
SOUTHAMPTON
SO19 2HB

Application	H/25/100449
Please ask for	Katie Lasham
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Monday 12 January 2026

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

Application No. H/25/100449

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 20 November 2025 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Single storey front extension and roof amendment to approved plans F/13/72696
Site:	1 OAKMOUNT AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 3AB

For the following reasons:

- 1 The proposed development by reason of its mass, scale and design would result in an overdevelopment of the existing dwelling and would appear disproportionately large and incongruous in both scale and ridge height in comparison to the neighbouring properties and as such would have a detrimental impact on the character and appearance the area. The proposal would also appear over dominant to the original dwelling and would create significant bulking with no architectural detailing provided to offer subservience to the original dwelling, creating a monolithic appearance. Therefore the proposal is contrary to Policy DM1 of the Local Plan and the aims of the Quality Places SPD.
- 2 The application has failed to provide sufficient ecological information to enable the Local Planning Authority to assess the potential impact of the proposed development on protected species, specifically bats. In the absence of a Preliminary Bat Roost Assessment, the proposal is contrary to Policy DM11 of

the Local Plan, the requirements of the National Planning Policy Framework (NPPF) Section 15 – Conserving and enhancing the natural environment, and the Conservation of Habitats and Species Regulations 2017 (as amended). Without this information, the Local Planning Authority cannot be satisfied that the development would not result in harm to a European Protected Species or that appropriate mitigation could be secured.

Note to Applicant: The application was refused following the assessment of the following plans: 0610-PL01 Rev A, 0610-PL02 Rev A, 0610-PL03 Rev A, 0610-PL04 Rev A, 0610-PL05 Rev A and 0610-PL06 Rev A.

Note to Applicant: In accordance with paragraphs 186 and 187 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.

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