

MR KEN MACHIN
OAK COTTAGE
BROOK LANE
BOTLEY
SOUTHAMPTON
SO30 2ER

Application	H/25/100542
Please ask for	Charlie Vallis
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Tuesday 3 February 2026

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

Application No. H/25/100542

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 10 December 2025 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Conversion and extension of existing summer house in rear garden to a self-contained annex, ancillary to the host dwelling
Site:	OAK COTTAGE, BROOK LANE, BOTLEY, SOUTHAMPTON, SO30 2ER

For the following reasons:

- 1 Due to the size of the proposed annexe, the level of self-contained internal accommodation and its separation distance from the main dwelling, there would not be a realistic functional relationship between the proposed annexe and the main dwelling, making the annexe tantamount to the creation of a new dwelling. This would result in an intensification of residential development and associated activity in the countryside and settlement gap, which would be harmful to the character of the area and contrary to Policies S5, S6 and DM26 of the Eastleigh Borough Local Plan (2016-2036).
- 2 The proposed development is inconsistent with the nature, height, scale and form of other surrounding ancillary buildings in the locality, and as such would be out of keeping and detrimental to the character of the area and its countryside location. As such, the proposal is considered contrary to Policy

DM1 of the Eastleigh Borough Local Plan (2016-2036) and the 'Quality Places' Supplementary Planning Document (2011).

- 3 By reason of the nature and amount of accommodation proposed, it is not possible to rule out additional recreational pressure impact and increased nitrates from the development on the Solent and Southampton Water Special Protection Area and therefore, in the absence of mitigation, the proposals are considered to be contrary to Conservation of Natural Habitats and Species Regulations 2017, Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

Note to Applicant: The application was refused following the assessment of the following plans:

- Location Plan & Site Plan
- Existing Garden Summer House
- Garden Annex (Pg 1 of 2)
- Garden Annex (Pg 2 of 2)
- Garden Annex Proposed Roof Plan

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes