

MRS ABI PURSER
LLCH LTD
23 LONGCROFT LANE WGC
HERTS
AL8 6EB

Application	F/23/95386
Please ask for	Rachael Morris
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Tuesday 3 October 2023

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

Application No. F/23/95386

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 6 June 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: To build a demountable cat hotel in rear garden.
Site: 12 GOSLINGS TURNING, BURSLEDON, SOUTHAMPTON,
SO31 8LP

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:

- LOC 01 (Location Plan)
- Site Layout Plan
- PLAN pg1 (Ground floor plan)
- Elevations pg2
- Base & Clearance pg3
- Roof Plan pg4
- S2 Rev A (Section Plan)

Reason: For the avoidance of doubt and in the interests of proper planning

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

- 3 The cat hotel hereby permitted shall be operated and managed by the occupiers of the dwellinghouse at No. 12 Goslings Turning, and at no time shall be let or sold separately as a private business.

Reason: To protect the amenity of the occupiers of the dwelling in accordance

with policy DM1 of the Eastleigh Borough Local Plan (2016- 2036)

- 4 No development shall start until details of a sustainable drainage system, including details for the sustainable disposal of surface water, have been submitted to and approved in writing by the local planning authority. The system shall be implemented and thereafter managed and maintained in accordance with the approved details.
Reason: To ensure satisfactory drainage for the development in accordance with policies DM2, DM3 and DM6 of the Eastleigh Borough Local Plan (2016-2036)
- 5 No development shall start until details of waste disposal have been submitted to and approved in writing by the local planning authority. The waste disposal facilities shall be provided in accordance with the approved details prior to first use of the development and thereafter managed in accordance with the approved details.
Reason: In the interest of amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).
- 6 No development shall above slab level until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all soft landscaping. The works shall be carried out in accordance with the approved plans and details and to the appropriate British Standards.
Reason: In the interest of visual amenity and to enhance biodiversity, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).
- 7 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings in accordance with policy DM1 of the Eastleigh Borough Local Plan (2016- 2036)
- 8 Customers of the development hereby permitted shall only visit the premises on an appointment only basis, between 09:00 and 17:00 hours Monday to Saturday and at no time on Sundays or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings in accordance with policy DM1 of the Eastleigh Borough Local Plan (2016- 2036)
- 9 No more than 14 cats shall be boarded at any one time in the development hereby permitted.
Reason: To protect the amenities of the occupiers of nearby dwellings in accordance with policy DM1 of the Eastleigh Borough Local Plan (2016- 2036)
- 10 No external mechanical heating or ventilation or cooling equipment shall be installed on the development hereby approved, unless full details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby dwellings in accordance with policy DM1 of the Eastleigh Borough Local Plan (2016- 2036)

- 11 No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have first been submitted to and approved in writing by the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.
Reason: To protect the amenities of the occupiers of nearby dwellings in accordance with policy DM1 of the Eastleigh Borough Local Plan (2016- 2036)

- 12 Note to Applicant: The applicant is advised that this is a Private Road and as such other agreements may need to be secured outside of the planning process with other landowners of this road in relation to maintenance

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (Sept 2023), Eastleigh Borough Council takes a positive approach to the handling of development proposals 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, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes