

OLIVER FARR
APPLECORE PDM
21 MIDDLE ROAD
PARK GATE
SOUTHAMPTON
SO31 7GH

Application	H/25/100469
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
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Tuesday 10 March 2026

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

Application No. H/25/100469

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 19 November 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Conversion of existing detached garden store to an annex, ancillary to the host dwelling
Site:	BARN COURT, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans: PG.7081-22-01 Rev J and PG.7081-22-02 Rev G.

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

- 2 The annexe hereby permitted shall only be used in conjunction with and for purposes ancillary to the main dwellinghouse, and shall not be sold off, occupied or used as an independent unit of accommodation, business, or as a holiday let. Use as overnight accommodation shall only be by a relative of the occupier/s of the existing dwelling.

Reason: In the interest of the character of the locality and as the site is not considered suitable for sub-division into two separate dwellings.

Note to Applicant: Surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Note to Applicant: Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

Note to Applicant: In accordance with Local Plan policy DM11 and NPPF paragraphs 187d and 192b, biodiversity enhancements are recommended on site in the form of a bat box and a bird box. Please see the Bat Conservation Trust website for further details (<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box>).

Note to Applicant: 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.

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