

IAN MACAULAY
DODWELL COTTAGE
DODWELL LANE
BURSLEDON
SOUTHAMPTON
SO31 1AD

Application	H/26/100964
Please ask for	Katie Lasham
Direct dial	023 8068 8339
Working hours	Mon to Fri 8:30am to 5pm
Email	katie.lasham@eastleigh.gov.uk

Tuesday 16 June 2026

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

Application No. H/26/100964

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 22 April 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of existing outbuilding and erection of a replacement outbuilding.
Site: DODWELL COTTAGE, DODWELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AD

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan, Block Plan, IM/002 and IM/001.

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

- 3 No development shall start above substructure until details and samples (where requested) of the materials to be used in the construction of the external

surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained in perpetuity.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area and to preserve the historic importance of the designated heritage asset.

- 4 No development above substructure shall start until details for the sustainable disposal of surface water from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details and be maintained in perpetuity.

Reason: To ensure satisfactory provision of surface water drainage.

- 5 Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August) or if this is not possible then only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Reason: To protect nesting birds.

- 6 The development shall not be occupied or utilised until a detailed scheme for the planting of trees (including species, sizes and location) and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in the first planting season following the completion or first occupation of the development, whichever is the sooner. If, within a period of five years from the date of planting, any soft landscaping including trees is removed, uprooted, destroyed, or dies, it shall be replaced in the next planting season with another of the same size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision, establishment, and maintenance of trees and other soft landscaping to replace those to be removed, in the interests of visual amenity, biodiversity, and the character of the area.

- 7 For a period of no less than 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and

number as originally approved in the landscaping scheme. Reason: In the interests of the visual amenities of the locality.

- 8 The development shall be carried out in strict accordance with the following precautionary working method requirements at all times throughout construction:
- Any piles of rubble and soil must be dismantled by hand to avoid harm to any animals which could be sheltering within the rubble.
 - All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
 - Any excavations must be covered at night or be fitted with a small animal escape ramp
 - No fires can be lit on site.
 - Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
 - Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Reason: To protect wildlife.

Note to Applicant: Please note 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: The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water. To get in contact to confirm the exact position of the asset please visit; https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf. For information on required stand off distances from public sewers please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Note to Applicant: Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building and can be located on the gable ends or the planting of wildflowers. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

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