

VIKKI FELTHAM
23 OATLANDS ROAD
BOTLEY
SOUTHAMPTON
SO32 2DE

Application	H/26/101205
Please ask for	Katie Lasham
Direct dial	023 8068 8339
Working hours	Mon to Fri 8:30am to 5pm
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Wednesday 17 June 2026

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

Application No. H/26/101205

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 23 April 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of a garden room for use as a home gym.
Site: 23 OATLANDS ROAD, BOTLEY, SOUTHAMPTON, SO32 2DE

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, proposed floor plan, proposed elevation plan - front, proposed elevation plan - right side, proposed elevation plan - left side, proposed elevation plan - rear.

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

- 3 The materials to be used must match as closely as possible, in type, colour and texture to those listed in in the materials section of the application form and as shown on the approved plans.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The gym / outbuilding hereby approved shall be used solely for purposes incidental to the enjoyment of the dwelling known as 23 Oatlands Road and shall not be used for any commercial, business, professional, recreational, instructional, or fitness training purposes involving members of the public. The gym shall not be used for the provision of fitness classes, personal training services, group training sessions, memberships, or any other activity undertaken for financial gain or reward.

Reason: To ensure that the development remains ancillary to the residential use of the property and to protect the amenities of neighbouring occupiers from potential disturbance, traffic, and parking impacts.

- 5 The use of the gym shall not result in any music, amplified sound, or noise being audible beyond the boundary of the application site.

Reason: To protect the living conditions of nearby residents.

- 6 Prior to the installation or first operation of any air conditioning, ventilation, or other external mechanical plant associated with the gym, a noise assessment shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 (Methods for rating and assessing industrial and commercial sound). The assessment should be carried out by a qualified acoustician and should include a noise survey over an acceptable duration. The assessment shall demonstrate that the rating level of any plant noise will be at least 5 dB below the existing background sound level at the closest noise-sensitive receptor. Any mitigation measures identified (including but not limited to acoustic enclosures, silencers, anti-vibration mounts, or repositioning of plant) shall be implemented in full prior to first operation and thereafter permanently maintained.

Reason: To protect the amenity of nearby residential occupiers from noise arising from mechanical plant in accordance with BS 4142.

- 7 The development hereby permitted shall be carried out in full accordance with the approved Noise Mitigation Strategy dated 15th June 2026. All noise attenuation measures identified within the strategy shall be fully implemented prior to the first use of the development and shall thereafter be retained and maintained in accordance with the approved details for the lifetime of the development.

Reason: To protect the amenity of adjoining occupiers.

- 8 The development shall be carried out in strict accordance with the following precautionary working method requirements at all times throughout construction:
- 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.
 - New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk).

Reason: To protect wildlife.

- 9 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 wildlife.

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: Biodiversity enhancements are required in accordance with Local Plan policy DM11 and NPPF paragraphs 187d and 192b, and are recommended in the form of a bat box or a swift nest box on the existing dwelling. 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 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