

IAN MACAULAY
DODWELL COTTAGE
DODWELL LANE
BURSLEDON
SOUTHAMPTON
SO31 1AD

Application	L/26/101017
Please ask for	Katie Lasham
Direct dial	023 8068 8339
Working hours	Mon to Fri 8:30am to 5pm
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Thursday 18 June 2026

Planning (Listed Building and Conservation Areas) Act 1990

Application No. L/26/101017

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 28 April 2026 the Council, as Local Planning Authority hereby **Grant Listed Building Consent** 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:

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.

- 2 The works hereby consented shall start no later than three years from the date of this permission.

Reason: To comply with Section 18 of the Planning [Listed Buildings and Conservation Areas] Act 1990.

- 3 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.

- 4 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.

- 5 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.

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>.

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