

MATTHEW TATE
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	F/26/101052
Please ask for	Clare Martin
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Thursday 27 August 2026

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

Application No. F/26/101052

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 10 March 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use from C3 residential dwelling (staff accommodation) to Class C1 guest accommodation (associated with wedding events) with first floor rear and single storey side and rear extensions.

Site: SUNNYSIDE COTTAGE, MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7EA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans: 3385/02_01_RevB
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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing/ building.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 4 Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (between the beginning of March and the end of August every year). If this is not possible then vegetation shall only be cleared after first 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.
- 5 The development shall be carried out in accordance with the ecological appraisal report, by Hampshire Ecological Services Ltd (dated July 2026). The development hereby permitted shall not be occupied until a biodiversity enhancement plan has been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement plan shall include details of the bat and bird boxes and other biodiversity enhancements, their locations and timings for implementation. The development shall be carried out in accordance with the approved details.
Reason: To prevent harm to wildlife and to enhance biodiversity.
- 6 The development hereby permitted shall not be occupied until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and shrub planting, surfacing and boundary treatment] and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. 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 countryside location.
- 7 The development hereby permitted shall not be occupied until all the mitigation measures set out within the ambient noise impact assessment (by Dr Hardial S Sagoo report no: 262/Rep 1/Rev 0/June 2026) have been fully installed in accordance with the approved details.
Reason: To protect the occupiers from noise pollution.

- 8 No external lighting shall be installed on the site unless the details have first been submitted to and approved by the Local Planning Authority. The details shall include a light spill diagram showing the 1 lux level. The external lighting shall be installed in accordance with the approved details.
Reason: To protect foraging and community bats.
- 9 The development hereby approved shall not be occupied until the car parking spaces has been provided in accordance with the approved site plan (drawing: 3385/02_01_RevB) and shall be retained thereafter.
Reason: To ensure adequate on-site car parking provision for the approved development.
- 10 The development hereby approved shall be used for a guest house and for no other purpose [including any other purpose in Class C1 of the Schedule to the Town and Country Planning [Use Classes] Order 1987, or in any provision equivalent to that Class[es] in any statutory instrument revoking and re-enacting that Order with or without modification]. Reason: The site is within an countryside location where development is restricted.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (August 2026), 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes