

JUSTIN NICHOLSON
20 STAPLE GARDENS
WINCHESTER
SO23 8SR

Application	H/26/101740
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
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Thursday 10 September 2026

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

Application No. H/26/101740

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

Description: Conversion of existing attached garage to annexe.
Site: 47 VANTAGE COPSE, BURSLEDON, SOUTHAMPTON, SO31
1ES

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: 8604 / D02, 8604 / E03, 8604 / E01 / A, 8604 / D01 / A, 8604 / E02 / A and 8604 / D03.

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match as closely as possible 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 The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation, or as a holiday let.

Reason: The property is not suitable for sub-division into two separate dwellings.

- 5 The annexe hereby permitted shall not be brought into use until an additional car parking space has been provided in accordance with the approved parking plan numbered '8604 / D03' and thereafter retained.

Reason: To make provision for off street parking for the purpose of highway safety.

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-work>

Note to Applicant: In accordance with Local Plan policy DM11 and NDMP N2(1)(f) biodiversity enhancements are recommended in the form of a bat box and a swift nest box on the main building. The Bat Conservation Trust recommends installing a bat box at least 4m 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, 5m above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

Note to Applicant: In accordance with National Planning Policy Framework [2026] national decision-making policy DM3(1)(a), 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, appearing to read "N Parker", with a horizontal line drawn underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes