

MR RICHARD ABRAHAM  
3 ASHLEY GARDENS  
CHANDLER'S FORD  
EASTLEIGH  
SO53 2JH

|                |                                       |
|----------------|---------------------------------------|
| Application    | H/26/101583                           |
| Please ask for | Dorothy Hei-Tung-Hoh                  |
| Direct dial    | 023 8068 8314                         |
| Working hours  | Mon to Fri 8:30am to 5pm              |
| Email          | dorothy.hei-tung-hoh@eastleigh.gov.uk |

Friday 11 September 2026

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

Application No. H/26/101583

In pursuance of their powers under the above Act and in accordance with your application received on Friday 26 June 2026 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Proposed garden room  
**Site:** 57 VANTAGE COPSE, BURSLEDON, SOUTHAMPTON, SO31 1ES

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01\_B.

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 external materials and finishes of the development hereby permitted shall be carried out in accordance with the approved plans, comprising a dark grey single-ply roof membrane; anthracite (dark grey) plank cladding; anthracite metal cladding to the rear elevation; and anthracite-coloured doors, windows, soffits, fascias and trims.

Reason: To ensure a satisfactory appearance in the interests of the character and appearance of the area.

- 4 The development hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house as a residence. It shall not be used as separate residential accommodation, for overnight sleeping accommodation or as a commercial gym.

Reason: To protect the amenity of the adjoining residential properties.

Note to Applicant: This permission does not override restrictive covenants or other private rights and does not authorise works or encroachment on land outside the applicant's control.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website [www.eastleigh.gov.uk](http://www.eastleigh.gov.uk) by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with Policy DM3(1)(a) 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker  
Planning Manager

N.B. See Attached Notes