

MRS LOUISE CUTTS
MEADOWSWEET COTTAGE
MORLEYS LANE
AMPFIELD
ROMSEY
SO51 9BJ

Application	H/24/98546
Please ask for	Rachael Morris
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Friday 10 January 2025

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

Application No. H/24/98546

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 27 November 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Demolition of existing detached residential annex building and replacement with a new detached residential annex
Site:	BADNAM COTTAGE, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL01 Rev A, PL02, PL03, PL04, PL05, PL06 and PL07.

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 must match as closely as possible, in type, colour and texture those listed in the Proposed Elevations plan (ref PL06).

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

- 4 Prior to construction or demolition of the development hereby approved, a pre-demolition survey of the existing annexe shall be carried out by a suitably qualified ecologist in order to determine if bats are using the building. This survey shall be submitted to and approved by the Local Planning Authority in writing before works can commence. If a bat roost is subsequently confirmed, further survey work and a licence from Natural England will be required before any work can be carried out.

Reason: To ensure the presence or absence of bats is suitably established prior to works as a protected species.

- 5 The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation.

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

- 6 The biodiversity enhancements as stated in the submitted Design and Access Statement (November 2024) shall be provided prior to first use of the development hereby approved.

Reason: To ensure a biodiversity enhancement in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)

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, slightly stylized font.

Nicholas Parker
Planning Manager