

MR CHRIS WESTBURY
NOUVEAU ARCHITECTURE
9 BERE LANE
KNOWLE VILLAGE
HAMPSHIRE
PO17 5GL

Application	H/24/98251
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

Thursday 10 April 2025

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

Application No. H/24/98251

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 22 October 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Proposed new garden studio
Site:	FREEHILLS LODGE, DODWELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AB

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 Rev A, PL03 Rev B, PL04 Rev A, PL05 Rev A, and PL06.

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 or otherwise be in accordance with those in the Application Form.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The garden studio hereby permitted shall only be used for purposes ancillary to the existing dwelling, and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

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

- 5 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 6 The development hereby permitted shall be carried out in accordance with the revised Construction Management Plan (ref: N396 Rev A). All measures outlined in the Construction Management Plan, including those relating to contractor parking, delivery management, and access arrangements, shall be implemented in full during the construction phase and maintained throughout the duration of the works.

Reason: To limit the impact the development has on the locality.

- 7 All works shall be carried out in accordance with the precautionary working method as agreed with the Local Planning Authority. This shall include:
- All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
 - Any excavations must be covered at night or be fitted with a small animal escape ramp
 - No fires can be lit on site.
 - Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.
 - Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.
 - All contractors must be made aware of the potential for great crested newts to be in the area, know how to identify them, and understand that if

a great crested newt is found, they are protected by law, all work must stop, and an ecologist must be consulted for advice.

Reason: To protect protected species.

- 8 Prior to the occupation of the development, biodiversity enhancements shall be implemented in accordance with the recommendations set out in Section 16 of the Extended Phase 1 Ecological Assessment by Phillips Ecology (January 2025). These shall include the installation of two bird boxes and two bat boxes in appropriate locations. The enhancements shall be retained thereafter.

Reason: To protect and enhance biodiversity.

- 9 Any exterior lighting installed as part of the development hereby permitted shall be in accordance with the submitted Proposed External Lighting Plan (ref: PL06). No additional exterior lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To protect nocturnal wildlife, particularly bats, and to preserve the rural character and visual amenity of the area.

Note to Applicant: It is requested that the building works are carried out considerably 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 by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes