

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

Application	H/25/99341
Please ask for	Gregg Chapman
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Thursday 3 July 2025

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

Application No. H/25/99341

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 13 May 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Demolition of two existing garages and two existing outbuildings and replacement with one double garage and two attached outbuildings.
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 (other than in respect of conditions 4 and 6) numbered

Location Plan – drawing 1
Proposed Block Plan – drawing 2
Proposed Plans – drawings 4 – 10
Proposed Plans – drawings 4-7
Proposed Plans – drawings 8-9
Landscape Plan – drawing 5
Existing Layout – drawings 10 – 14
Current Buildings Dimensions – drawings 15 – 17

Current Buildings Dimensions – drawings 17 – 23
Landscape plan reference Badnam Cottage_v3.vwx

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 within the submission.

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

- 4 Notwithstanding the detail on submitted Vicky Lincoln Garden Designs 'Landscape plan' reference Badnam Cottage_v3.vwx (dated 08/04/2025) the two more westerly trees are not hereby approved for removal.

Reason: For the avoidance of doubt.

- 5 Prior to first use of the buildings hereby permitted, the existing buildings that are identified to be removed shall be demolished and removed from the site.

Reason: To ensure that additional volume and bulk is not added to the development site in the interest of the character of the area and Conservation Area.

- 6 Notwithstanding the submitted details, the surface of the existing access/garage which is to be removed, shall be permeable and non-migratory for the first six metres and shall thereafter be retained in such a condition.

Reason: In the interest of highway safety, and in the interest of tree retention as works are within the root protection zone.

- 7 The development hereby permitted shall be carried out strictly in accordance with the recommendations of the submitted Ecological Appraisal by Aluco Ecology Ltd (June 2025).

Reason: To ensure that appropriate protection is afforded to protected species and habitats.

- 8 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.

- 9 Note to Applicant: Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August) or if this is not possible then only after 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.

Yours faithfully

A handwritten signature in black ink, appearing to read "N. Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes