

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

Application	H/25/99420
Please ask for	Dorothy Hei-Tung-Hoh
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Wednesday 30 July 2025

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

Application No. H/25/99420

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 4 June 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Extension to existing ancillary outbuilding and the erection of an additional incidental outbuilding.
Site:	OAK COTTAGE, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 51755-XX-P1-01_v1, 51755-XX-P1-02_v1, 51755-XX-P2-01_v2, 51755-XX-P2-02_v1, and 51755-XX-P3-01_v2.

Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling. It shall not be sold off, occupied or used as any form of independent unit of accommodation or holiday letting.

Reason: To ensure that the development remains ancillary to the main dwelling and to prevent the creation of a separate dwelling in the countryside.

Note to Applicant: The applicant is encouraged to consider small-scale biodiversity enhancements such as the installation of a bat or bird box, in line with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and national guidance on ecological best practice.

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