

MR ROSS AYLWARD
THE WHITE HOUSE
2 MEADOW
GODALMING
GU7 3HN

Application	H/25/98923
Please ask for	Dorothy Hei-Tung-Hoh
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Thursday 31 July 2025

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

Application No. H/25/98923

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 18 February 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Repairs to Grade II Listed Building, including timber frame repairs, replacement windows and kitchen door, new rooflights, replacement front porch, new porches to driveway and rear kitchen door, and external landscape.
Site:	THE OLD 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: 2407-EX-200-B, 2407-PR-505-A, 2407_PR_303_D, 2407-EX-001-B, 2407-PR-503-A, 2407-PR-100-E, 2407-PR-304-D, 2407-PR-500-A, 2407-PR-504-A, 2407-PR-110-D, 2407-PR-010-D, 2407-EX-302-B, 2407-PR-502-A, 2407_PR_200_D, 2407-EX-301-B, 2407-EX-100-D, 2407-EX-110-B and 2407-PR-501-A.

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, appearance, and texture those specified in the approved plans and Heritage Statement, unless otherwise agreed in writing by the Local Planning Authority.

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

- 4 The development shall be carried out in full accordance with the precautionary working methods and ecological mitigation measures detailed in Sections 5.10 to 5.17 of the Bat Survey Report and Mitigation Strategy prepared by CC Ecology (July 2025), including supervision by a licensed bat ecologist where required.

Reason: To ensure the protection of protected species during the construction period.

- 5 Prior to the commencement of development, two bat boxes shall be installed on the rear elevation in accordance with the recommendations set out in the Bat Survey Report and Mitigation Strategy prepared by CC Ecology (July 2025), and positioned to avoid illumination from existing external lighting or internal light spill from windows. The bat boxes shall be retained for the lifetime of the development.

Reason: To protect bat species.

Note to Applicant: The applicant is reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb active bird nests. Works to the building should take place outside of the bird nesting season (typically March to August inclusive) unless a nesting bird check has been undertaken by a suitably qualified ecologist immediately prior to works commencing.

Note to Applicant: Should any additional damage be identified during construction that affects the loft space, where bat roosts are present, the applicant is advised that a European Protected Species Licence (EPSL) may be required before works can continue.

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 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes