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Application	F/25/99376
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Monday 1 September 2025

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

Application No. F/25/99376

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 21 May 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change of use from office (Use Class E(g)(i)) to 1no. 1-bedroom dwellinghouse (C3 Use) to include the erection of boundary fencing, landscaping, bin and cycle storage, and demolition of existing conservatory.
Site:	COBBETTS LODGE, 1 CHURCH LANE, BOTLEY, SOUTHAMPTON, SO30 2EJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2444-02-02A, 2444-02-03A, 2444-02-11A, 2444-02-14A, 2444-02-15.

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 to those used on the existing building.
- Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 4 The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for which they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.
- Reason: To mitigate the nutrient impacts arising from the development upon the European protected Solent Complex and River Itchen in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.
- 5 The development hereby permitted shall not be occupied until the parking area for the dwelling has been provided in accordance with approved drawing numbers 2444-02-11A and 2444-02-14A. This parking area shall thereafter be permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwellinghouse.
- Reason: To make provision for off street parking in the interests of highway safety.
- 6 The bin and cycle storage as shown on drawing number 2444-02-14A shall be provided prior to first occupation of the dwelling hereby approved and shall thereafter be retained.
- Reason: In the interests of amenity, to provide for adequate bin storage and to promote the use of sustainable modes of travel.

- 7 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.

- 8 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

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

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework, 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.

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 our website by following the links to 'Planning and building' and then 'Building Control' where the 'Considerate Builders Advice Note' can be found.

Yours faithfully



Nicholas Parker
Planning Manager

N.B. See Attached Notes