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Application	F/25/100265
Please ask for	Gregg Chapman
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Wednesday 10 December 2025

Application No. F/25/100265

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 16 October 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change of use of the land from open space to residential and the construction of a garden shed (retrospective)
Site:	16 ULLSWATER AVENUE, WEST END, SOUTHAMPTON, SO18 3QU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
Location Plan
Block Plan
Shed Elevations Plan Views
Landscaping Plan
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The landscaping scheme shown on the submitted Landscape Plan document including the removal of the existing Leylandii hedge and grinding down the stumps to 34cm, and the planting of a native mixed hedgerow and additional native planting within the site, shall be fully carried out in the first planting season following the date of this permission, or in accordance with a schedule of works/planting that shall have first been submitted to and approved

in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality and to enhance the character of the area, in accordance with Policy DM1 of the Eastleigh Borough Local Plan 2016–2036.

- 3 Any trees, hedging or plants forming part of the approved landscaping scheme which, within a period of five years after planting, die, are removed or become seriously damaged or defective, shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the successful establishment and long-term retention of the landscaping scheme in the interests of the character and appearance of the area, in accordance with Policy DM1 of the Eastleigh Borough Local Plan 2016–2036.

- 4 The biodiversity enhancement measures as set out in the submitted 'Landscaping Plan' document, shall be installed in accordance with the submitted details within 9 months of the date of this permission. These features shall thereafter be retained and maintained.

Reason: To secure biodiversity enhancements in accordance with Policy DM11 of the Eastleigh Borough Local Plan 2016–2036.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any subsequent re-enactment thereof, no buildings, structures, hardstandings or means of enclosure permitted by Schedule 2, Part 1, Classes E and F, and Part 2, Class A, shall be erected within the area of land hereby approved.

Reason: To safeguard the character and appearance of the area, and to ensure compliance with Policies DM1 and DM32 of the Eastleigh Borough Local Plan 2016–2036.

- 6 The shed/workshop hereby approved shall only be used for purposes incidental to the enjoyment of the dwellinghouse at 16 Ullswater Avenue and for storage of equipment for maintenance of the adjacent Site of Importance for Nature Conservation, and shall not be used for habitable accommodation, commercial activity, or as a separate planning unit.

Reason: To ensure the development remains appropriate to its location and to protect residential and visual amenities, in accordance with Policy DM1 of the Eastleigh Borough Local Plan 2016–2036.

- 7 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.

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