

IAN KNIGHT
UNIT 7 THE QUARTERDECK
PORT SOLENT
PORTSMOUTH
PO6 4TP

Application	F/25/100194
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Tuesday 6 January 2026

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

Application No. F/25/100194

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 6 November 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use from Vacant Class E Office building to Class C1 Guest House
Site: THE OLD STABLES, 7 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2EB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: KC-01-A-EX, KC-02-A-PP-B, KC-03-A-EX and KC-04-A-EX-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 dwelling 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 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 nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 4 The development hereby permitted shall be used only for purposes of guest house within C1 use of the schedule of the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes.
Reason: In the interests of highway safety and local amenity.
- 5 The development hereby permitted shall not be occupied as a person's sole or main place of residence.
Reason: To ensure the occupation of the property for tourist accommodation as the noise environment does not make the property suitable for residential.
- 6 The tourist accommodation hereby approved shall not be occupied by the same person/people for longer than 56 days in any one calendar year. The owners/operators of the tourist accommodation shall maintain an up-to-date register of the names of all persons who stay within the approved tourism accommodation on the site, the duration of their stay, and an indication of their main home addresses by way of road name and town and shall make this information available on the request of the Local Planning Authority.
Reason: The site is not suitable to be used as a residential dwelling due to a lack of on site outdoor amenity space and car parking.
- 7 The development hereby permitted shall not be brought into use until a minimum of one car parking space has been provided within the curtilage of the site and thereafter maintained and kept available for the occupants of the guest house.
Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.
- 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.

Note to Applicant: The property is a significant element of the setting of two listed buildings i.e. 7 Winchester Street (as a curtilage building) and 5 Winchester Street (which it is attached to). As such listed building consent will be required before commencing the internal alterations to the property.

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