

ASHLEY COX
ASC DESIGN SERVICES LTD
7 WILLOWDENE CLOSE
BEDHAMPTON
CENTRAL SOUTHSEA
HAVANT
PO9 3QP

Application	H/25/100645
Please ask for	Katie Lasham
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Tuesday 24 February 2026

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

Application No. H/25/100645

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 8 January 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Raising roof to create first floor accommodation with installation of three dormer windows to front elevation, a two storey rear and side extension, rear dormer and new window openings.
Proposed front gable porch canopy, alterations to materials and proposed interlinking garage. (Retrospective application).

Site: 27 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01 rev A, 02 rev A, 03.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 Notwithstanding the materials shown on the plans and listed on the application form, details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their use. The

development shall be carried out in accordance with the approved details prior to occupation of the dwelling and shall be retained in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 3 Notwithstanding the designs shown on the plan, the two first floor windows on the south side elevation serving the en-suite of bedroom 5 shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top opening toplight. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 4 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, B or C of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

Note to Applicant: If the works to be carried out will alter the existing foundation line or depth or the structural load applied on the sewer it will be necessary for the applicant to contact Southern Water.

Note to Applicant: Biodiversity enhancements are required in accordance with Local Plan policy DM11 and NPPF paragraphs 187d and 192b, and are recommended in the form of a bat box or a swift nest box on the existing building. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

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