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Application	H/25/100371
Please ask for	Dorothy Hei-Tung-Hoh
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Thursday 26 February 2026

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

Application No. H/25/100371

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: Summer house in rear garden (Partly retrospective application)
Site: 21 GORDON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AQ

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 P01, 02 Rev P01, 03 Rev P01, 04 Rev P01, 05 Rev P01, 06 Rev P01, 07 Rev P01, 08 Rev P01, 09 Rev P01, and 10 Rev P01.

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

- 2 The materials to be used must match as closely as possible, in type, colour and texture those used on the existing building or otherwise be in accordance with those in the Application Form.

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

- 3 The outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwelling and shall not be used as an independent unit of accommodation or for any primary residential use. It shall not be used for any commercial, business, or client-visiting purposes. The outbuilding shall remain ancillary to the main dwelling at all times and shall not be sold, let, short-term let, used for holiday accommodation, or otherwise occupied independently.

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

Note to Applicant: The applicant should ensure that foul drainage connections and surface water disposal are undertaken in accordance with the requirements of the relevant statutory undertaker and Building Regulations. Surface water should not be discharged onto neighbouring land.

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.

Note to Applicant: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for development that has been commenced and/or been completed.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager

N.B. See Attached Notes