

MR CHRIS MCDERMOTT
23 MALIBRES ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5DS

Application	F/25/100445
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
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Friday 27 February 2026

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

Application No. F/25/100445

In pursuance of their powers under the above Act and in accordance with your application received on Friday 12 December 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of the existing dwelling and erection of a replacement dwelling
Site: 29 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 5SN

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1000/08/100 rev A, 1000/08/101, 1000/08/102, 1000/08/103, 1000/08/104 rev A, 1000/08/105 rev A, 1000/08/106 rev A, 1000/08/107 rev A, 1000/08/108 rev A, 1000/08/109 rev A, 1000/08/110 and 1000/08/111 rev A.

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

- 3 The materials to be used must match as closely as possible, in type, colour and texture to those listed in the Materials Schedule (dated 13.11.2025) and indicated on the approved elevation plans numbered '1000/08/105 rev A'.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The first-floor windows on the flank wall of the south elevation, serving the rooms labelled 'bath', 'ensuite' and 'bed 3' on the approved plan numbered '1000/08/108 rev A' shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top opening top light. Once installed the windows shall be permanently maintained in that condition.

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

- 5 No works, including site clearance, demolition of buildings or any construction activity, shall be commenced on the site until a Construction Environment Management Plan (CEMP) for the project has been submitted to and approved in writing by the Local Planning Authority, such Plan to include:
- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
 - c) the parking of vehicles of site operatives and visitors;
 - d) measures to control the emission of dust and dirt generated by demolition and construction;
 - e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - f) provision for storage, collection, and disposal of waste from the development during construction period;
 - g) measures to prevent mud and dust on the highway during demolition and construction;

Reason: To limit the impact the development has on the amenity of the locality, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016- 2036).

- 6 A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by the Local Planning Authority (LPA) prior to completion. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk

assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

- 7 The development must accord with the arboricultural report reference TH 5523. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 8 Prior to first use of the development hereby permitted biodiversity enhancements shall be installed in the form of a built-in sparrow terrace and built-in bat box on the east and south elevations respectively, as outlined under recommendations 4.2, 4.3 (page 15) and Figure 3 (page 17) of the submitted Preliminary Roost Assessment (PRA) & Preliminary Ecological Appraisal (PEA) by Vesper Conservation & Ecology Limited (dated 11/11/2025).

Reason: To ensure a biodiversity enhancement is provided in accordance with policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 9 The development hereby permitted shall not be brought into use until a minimum of 3no. car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

- 10 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 Public Holidays.

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

Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: In the unlikely event of any great crested newts being found during demolition or construction, all work must stop immediately, and Natural England must be informed.

Note to Applicant: Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Note to Applicant: A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include:

- All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
- Any excavations must be covered at night or be fitted with a small animal escape ramp. All the footings for the new building should be covered tightly every night to stop any animals becoming trapped in the footings.
- No fires can be lit on site.
- Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
- Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Note to Applicant: Exterior lighting should be kept to a minimum, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Note to Applicant: The development could be impacted by radon and you are advised to consult the radon map at <https://www.ukradon.org/information/ukmaps>. If the radon risk is greater than 1% radon protection should be considered for the new development. If greater than 3% then radon protection will need to be provided in accordance with Building Regulations, with basic protection required at 3-10% and full protection above 10%.

Note to Applicant: Any imported soils required for the development hereby permitted should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

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