

AMRIK CHAHAL  
9 WOODSIDE AVENUE  
EASTLEIGH  
SO50 9ES

|                |                                       |
|----------------|---------------------------------------|
| Application    | F/26/100795                           |
| Please ask for | Dorothy Hei-Tung-Hoh                  |
| Direct dial    | 023 8068 8314                         |
| Working hours  | Mon to Fri 8:30am to 5pm              |
| Email          | dorothy.hei-tung-hoh@eastleigh.gov.uk |

Thursday 9 April 2026

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

Application No. F/26/100795

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 12 February 2026 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Erection of 1no. four bedroom detached dwelling with integral garage, associated parking, and bin and bike storage  
**Site:** 32 VALLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GP

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: rvr sht 1, 2025/01 Rev D and 2026/01.

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

- 2 The external materials for the dwelling, including all external surfaces, hardstanding, and retaining structures, shall be carried out in accordance with the document titled 'Proposed Material List'.

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

- 3 The raised patio hereby approved shall not be brought into use until details of boundary treatment and any privacy screening along the edges of the raised patio, including those adjacent to neighbouring boundaries, have been

submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be installed prior to the first use of the patio and shall thereafter be retained.

Reason: To safeguard the amenity of the neighbouring residents.

- 4 The development must accord with the arboricultural report reference AIA/AMS-KC/32VALLEY/001 Revision A. No excavation, demolition or development related works shall commence until the tree protection fencing and ground protection has been installed as per the Tree Protection Plan reference TPP-KC/32VALLEY/001. 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.

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

- 5 The development shall be carried out in accordance with the approved Construction Environmental Management Plan (CEMP) – Rev G.

Reason: To minimise the impact of construction on neighbouring amenity, trees and the environment.

- 6 All hard and soft landscaping works, together with ecological enhancement measures, shall be carried out in accordance with the approved details. The works shall be completed prior to first occupation or in the first planting season following occupation, whichever is sooner. Any planting which dies, is removed or becomes seriously damaged or diseased within five years shall be replaced.

Reason: To ensure a satisfactory setting for the development and biodiversity enhancement.

- 7 No external lighting shall be installed other than in accordance with the approved lighting details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of neighbouring occupiers and biodiversity.

- 8 The dwelling shall not be first occupied until storage for refuse and recycling and secure covered cycle storage has been provided in accordance with the approved details. The facilities shall thereafter be retained.

Reason: To ensure the adequate provision of on site facilities.

- 9 The dwelling shall not be first occupied until the parking and turning areas, including the integral garage, have been laid out in accordance with the approved plans. These areas shall thereafter be retained for those purposes, and the garage shall not be used as habitable accommodation.

Reason: To ensure adequate parking provision in the interests of highway safety.

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](http://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.

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