

MAYUR PATEL
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Application	PN/26/101120
Please ask for	Angela Rainger
Direct dial	023 8068 8258
Working hours	Mon, Wed, Thurs 9-5
Email	angela.rainger@eastleigh.gov.uk

Tuesday 28 April 2026

Dear Sir/Madam

**The Town and Country Planning (General Permitted Development) (England)
Order 2015, Schedule 2, Part 1**

Application No: PN/26/101120
Description: Prior notification for the erection of a single storey rear extension following reduction in depth of existing garage and removal of existing conservatory. Depth 6 metres, maximum height 3.4 metres, eaves height 3 metres.
Site: 195 BODYCOATS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2JA

In pursuance of their powers under the above legislation and in accordance with your application received on Thursday 19 March 2026 and made valid on Thursday 19 March 2026.

Eastleigh Borough Council, as Local Planning Authority hereby gives notice that **Prior Approval is Granted**

Subject to due compliance with the following conditions:

- a) The development shall only be carried out in accordance with the application and drawing numbers 01, 02, 03, 04, 05 and location plan submitted to the Local Planning Authority on 19 March 2026 and 22 April 2026.
- b) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

Note to Applicant: Please be advised that any works in close proximity to the boundary of a neighbouring building may be subject to a Party Wall Agreement. This is separate from planning or building regulations requirements, and details can be found at: [The Party Wall etc Act 1996: explanatory booklet - GOV.UK](#)

Note to Applicant: Building Regulation approval may be required, please contact the Building Control Unit on (023) 8082 3006 (Option 4) or by email building.control@southampton.gov.uk

Note to Applicant: Should asbestos be identified during the works, a specialist contractor should be appointed by the applicant in order to assess/removed as required.

Note to applicant: Please be advised that wildlife protection laws apply. The Wildlife and Countryside Act (1981 as amended) is the primary legislation that protects wild animals, plants, and habitats in the UK. It lists the species which are protected by law along with their resting places and the non-native invasive species which must not be allowed to spread into the wild. If you suspect that protected or invasive species may be affected by your development, it is your responsibility to get an ecology survey and implement the recommended mitigation measures.

The following resources may be helpful:

The Wildlife Trusts <https://www.wildlifetrusts.org/uk-wildlife-law>

Bat Conservation Trust <https://www.bats.org.uk/>

CIEEM <https://cieem.net/i-need/finding-a-consultant/>

Crown Prosecution Service *Wildlife Offences* available at:

<https://www.cps.gov.uk/legal-guidance/wildlife-offences>

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