

PLG CONSULTANTS LTD
1
DEVON SQUARE
NEWTON ABBOT
TQ12 2HN

Application	H/26/100901
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 7 May 2026

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

Application No. H/26/100901

In pursuance of their powers under the above Act and in accordance with your application received on Monday 23 February 2026 the Council, as Local Planning Authority hereby **Permits** the following :

Description: Demolition of existing detached garage and erection of a replacement detached double garage with utility room and first-floor carer's accommodation (day room, bedroom and shower room)

Site: 28 HILL PLACE, BURSLEDON, SOUTHAMPTON, SO31 8AE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan, E-001 Rev A, E-002 Rev A, P-003 Rev D, and P-004 Rev C.

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

- 2 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.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not be separately occupied, sold off, occupied, or used as an independent dwelling unit, separate unit of accommodation, holiday let, or for any other commercial residential purposes at any time.

Reason: The property is not suitable for sub-division into two separate dwellings.

Note to Applicant: The applicant is advised that care should be taken during demolition and construction works to avoid damage to nearby trees and their root systems, particularly during any excavation or foundation works.

Note to Applicant: The applicant is advised that there may be underground services within the site. It is the responsibility of the developer to identify the presence and exact location of any utilities prior to the commencement of development and to take appropriate measures to ensure their protection.

Note to Applicant: The applicant is advised that gas infrastructure may be present within or adjacent to the site. Works in the vicinity of gas apparatus must be undertaken in accordance with the requirements of SGN. The developer is advised to contact SGN prior to the commencement of works.

Note to Applicant: The applicant is advised to contact Scottish and Southern Electricity Networks (SSEN) prior to the commencement of development to confirm the location of any electrical infrastructure and to agree appropriate working methods to avoid damage to existing apparatus.

Note to Applicant: The applicant is advised that petroleum pipeline infrastructure may be present within the vicinity of the site. The developer should contact the relevant operator prior to commencing any works to ensure appropriate safety measures are in place.

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.

Yours faithfully

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

Nicholas Parker
Planning Manager

N.B. See Attached Notes