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Application	H/26/101100
Please ask for	Charlie Vallis
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Thursday 21 May 2026

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

Application No. H/26/101100

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 1 April 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed two storey side extension, new oak framed porch, rear facing dormer and loft conversion.
Site: 12 HOLMESLAND LANE, BOTLEY, SOUTHAMPTON, SO30 2EH

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: 2104.100A (dated 20/4/26), 2104.001, 2104.002 and 2104.003.

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' section of the application form and indicated on the approved proposed elevations on the plan numbered '2104-002'.

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

- 4 As marked on the approved proposed side elevations numbered '2104-002' any window to the side entrance door shall be obscure glazed to at least Pilkingtons level 3 or equivalent and subsequently maintained in that condition. No other additional windows shall be constructed in the southern side elevation of the development hereby approved.

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

- 5 The development hereby approved shall be implemented in accordance with the submitted Preliminary Bat Appraisal (Rev A - Broadleaf Ecology - May 2026). Prior to the works affecting the southern elevation including the demolition of the wall, the two crevices in the brickwork noted in this appraisal shall be re-inspected with a torch and endoscope to ensure no bats are present. In the unlikely event that bats or evidence of bats is found, a Natural England bat licence must be obtained prior to continuing with any works affecting the roost.

Reason: To ensure the protection of protected species.

Note to Applicant: Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (nesting season runs between the 1st March and 31st August) or if this is not possible then 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 erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Note to Applicant: All bat species are protected under the Conservation of Habitat and Species Regulations 2017 (as amended) and Wildlife and Countryside Act (WCA) 1981 (as amended). This means it is illegal to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; and
- Intentionally or recklessly obstruct access to a bat roost.

Note to Applicant: In order to minimise the impact of the development upon local wildlife and their habitats, the following measures are recommended:

- All building materials shall be stored on hard standing or on pallets, as far as practicable from hedgerows, scrub or potential habitat;
- Any excavations must be covered at night or fitted with a small animal escape ramp;
- No fires shall be lit on site;
- Any waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife; and
- 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: In accordance with Local Plan policy DM11 and the submitted Preliminary Bat Appraisal, ecological enhancements shall be installed at the property including at least 1 bat box (either integrated or surface mounted) and two swift bricks. The Bat Conservation Trust recommends installing a bat brick/box at least 4m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest bricks/boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so that swifts can access them in a high-speed direct flight.

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes