

GUY LEFFERS-SMITH
BERNARD E COLE & PARTNERS
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Application	H/26/101107
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
Email	charlie.vallis@eastleigh.gov.uk

Tuesday 26 May 2026

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

Application No. H/26/101107

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 31 March 2026 the Council, as Local Planning Authority hereby **Permits** the following :

Description: Roof alterations with new dormer.
Site: 40 SHAFTESBURY AVENUE, CHANDLER'S FORD,
EASTLEIGH, SO53 3BS

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: Location Plan, 10058_1 Rev C (dated 13.4.26) and 10058_2 Rev C (dated 13.4.26).

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

- 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 listed in the 'Materials' section of the application form, with the tile finish on the

cheeks of the dormer to match the existing roof tiles as closely as possible in colour.

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

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-work>

Note to Applicant: In accordance with Local Plan policy DM11 and NPPF paragraphs 187d and 192b, biodiversity enhancements are recommended on site in the form of a bat box or a bird box. Further information is available at: <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

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