

MR PETER HUNT
161 KINGSWAY
CHANDLER'S FORD
EASTLEIGH
SO53 5BY

Application	H/26/101125
Please ask for	Katie Lasham
Direct dial	023 8068 8339
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Tuesday 26 May 2026

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

Application No. H/26/101125

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 22 April 2026 the Council, as Local Planning Authority hereby **Permits** the following :

Description: Erection of a pergola.
Site: 161 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53
5BY

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, Proposed Site Plan submitted 22 April 2026, Proposed Elevations Plan submitted 22 April 2026, Proposed Materials Plan submitted 16 April 2026.

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 on the Proposed Materials Plan, submitted 16 April 2026.

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

- 4 The pergola hereby approved shall be constructed utilising a surface-mounted fixing method, anchored exclusively into the existing impermeable patio area. No excavation, drilling into underlying soil, or alteration of ground levels shall take place within the Root Protection Area (RPA) of the Sweet Chestnut TPO tree. Furthermore, no materials, chemicals, machinery, or structural components shall be stored or operated within the RPA for the duration of the installation process. The structure shall remain entirely above the existing patio surface at all times to prevent future damage to the root system.

Reason: To ensure that the proposed development does not cause root damage or soil compaction, thereby safeguarding the health and longevity of the protected tree.

Note to Applicant: Biodiversity enhancements are required in accordance with Local Plan policy DM11 and NPPF paragraphs 187d and 192b, and are recommended in the form of a bat box or a swift nest box on the dwelling. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m 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 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 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes

