

MR SOFIANE LAKEMECHE
NLA
30 EASTNEY ROAD
PO4 9HY

Application	F/25/100193
Please ask for	Katie Lasham
Direct dial	023 8068 8339
Working hours	Mon to Fri 8:30am to 5pm
Email	katie.lasham@eastleigh.gov.uk

Wednesday 27 May 2026

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

Application No. F/25/100193

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 16 December 2025 the Council, as Local Planning Authority hereby **Permits** the following :

Description: Construction of 2no. semidetached dwellings with associated / car parking / bin store / cycle storage, following the demolition of existing dwelling.

Site: 253 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DX

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 dated 3rd October 2025, Area Plan Proposed - 253WR/SO/13, Area Plan proposed - 253WR/SO/14, Proposed site plan - 253WR/SO/15 rev A, Elevations Plan Proposed - 253WR/SO/18 - Rev A, Section A-A Proposed - 253WR/SO/16, Section B-B Proposed - 253WR/SO/17, Ground Floor Plan Proposed - 253WR/SO/09, First floor plan proposed: 253WR/SO/10, Second

Floor Plans Proposed - 253WR/SO/11, Roof Plan Proposed - 253WR/SO/12, Bin Store Elevation - 253WR/SO/23.

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

- 3 Notwithstanding the materials shown on the plans and listed on the application form, details and samples of the materials (where requested) to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their use. The development shall be carried out in accordance with the approved details prior to occupation of the dwellings and shall be retained in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 No development shall start on site until a construction site management plan has been submitted to and approved in writing by the Planning Authority, which shall include:
 - (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Access and egress for plant and machinery;
 - (e) Protection of pedestrian routes during construction;
 - (f) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (g) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process. Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

- 5 No development shall start on site until the driveway has been constructed including the widening of the initial section of shared driveway, in accordance to approved plans, to enable two-way access and egress.

Reason: To provide satisfactory access and in the interests of highway safety.

- 6 Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be

retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development.

- 7 The development hereby approved shall not be occupied until the bin and cycle storage have been provided in accordance with the approved details on both the proposed site plan (drawing number 253WR/SO/15 rev A) and Bin Store Elevation (drawing number 253WR/SO/23) and thereafter retained and kept available.

Reason: To ensure the adequate provision of on site facilities.

- 8 No development shall start until final details for the sustainable disposal of surface water and disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 9 The development must accord with the arboricultural report reference 2024067 v.1.0. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 10 No development above damp proof course shall continue until a final landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping including trees and boundary treatments and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 11 For a period of no less than 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as

soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: In the interests of the visual amenities of the locality.

- 12 Prior to occupation of the development hereby approved, evidence shall be provided to the Local Planning Authority demonstrating how the necessary measures / units required to achieve a minimum biodiversity net gain of 10% have been secured. This evidence shall also include details of how the habitat will be managed and monitored for a period of at least 30 years.

Reason: To ensure delivery of at least a 10% biodiversity net gain as required by the Environment Act (2021) and to comply with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 13 Prior to installation of external materials, an exterior lighting plan must be submitted to and approved in writing by the Local Planning Authority. The lighting plan will need to demonstrate that any areas used by bats will be kept dark. It must include the location of all bat boxes and the specification and location of any external lighting, which shall be designed to conform with the guidelines set out in Guidance Note 08/23 'Bats and Artificial Lighting at Night' (ILP, 2023), or any relevant update.

Prior to occupation, the external lighting shall be implemented / installed and thereafter retained in accordance with the approved details.

Reason: To protect and enhance biodiversity on the site in accordance with local and national planning policy.

- 14 The precautionary working method as detailed on the Proposed site plan drawing number 253WR/SO/15 rev A (1), shall be complied in full throughout the full duration of development, to prevent harm to wildlife using the site. Work shall only take place in accordance with the approved method statement.

Reason: To prevent harm to wildlife using the site.

- 15 The building demolition and hedgerow management must be done outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist immediately before the start of works. If any active nests are found (in vegetation or in/on the building), work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Reason: For protection of wildlife.

- 16 No work above damp proof course level shall continue until details of final on-site ecological enhancements, detailed on a plan, have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the approved enhancements have been provided and they shall be retained thereafter.

Reason: To improve local habitat and biodiversity.

- 17 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, AA, D, C, D & E of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority

Reason: To protect the amenities of the locality and to maintain a good quality environment.

- 18 The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development

Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended).

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-works>.

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