

JAMES CLARK
19 THE BRAMBLES
PROSPECT ROAD
ST. ALBANS
AL1 2DP

Application	F/26/101170
Please ask for	Katie Lasham
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Working hours	Mon to Fri 8:30am to 5pm
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Thursday 28 May 2026

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

Application No. F/26/101170

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 7 April 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of a single front and two rear dormers and internal alterations.
Site: 13 MARKET STREET, EASTLEIGH, SO50 5RH

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: Proposed Location Plan rev B dated 26/05/2026, Proposed 3D View rev B dated 26/05/2026, Proposed 3D View Rear Side rev B dated 26/05/2026, Proposed Ground Floor Plan rev B dated 26/05/2026, Proposed First Floor Plan rev B dated 26/05/2026, Proposed Roof Plan rev B dated 26/05/2026, Proposed Front Elevation rev B dated 26/05/2026, Proposed Rear Elevation rev B dated 26/05/2026, Proposed Side Elevation 1 rev B dated 26/05/2026, Proposed Side Elevation 2 rev B dated 26/05/2026, Proposed Section AA rev B dated 26/05/2026, Proposed Section BB rev B dated 26/05/2026, Details of Proposed window rev B dated 26/05/2026.

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 use of the first floor storage area 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 The development hereby approved shall be used only for purposes within Class E of the schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes.

Reason: In the interests of highway safety and local amenity.

- 5 No development shall commence until details of on-site ecological enhancements, detailed on a plan, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved enhancements have been provided in accordance with the approved details and these shall be retained thereafter.

Reason: To improve local habitat and biodiversity.

- 6 The development hereby permitted shall be carried out in strict accordance with the mitigation and precautionary working measures detailed in the Preliminary Roost Assessment dated 5 May 2026 and prepared by ArbTech unless otherwise approved in writing by the Local Planning Authority.

Reason: For protection of wildlife.

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