

GRAHAM BARKER
95 UPTON CRESCENT
NURSLING
SOUTHAMPTON
SO16 8AA

Application	H/26/101222
Please ask for	Gina Aftanas
Direct dial	023 8068 8426
Working hours	Mon to Fri 8:30am to 5pm
Email	gina.aftanas@eastleigh.gov.uk

Tuesday 2 June 2026

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

Application No. H/26/101222

In pursuance of their powers under the above Act and in accordance with your application received on Friday 10 April 2026 the Council, as Local Planning Authority hereby **Permits** the following :

Description:	Proposed rear single-storey extension, infilling of the existing side carport, and extension of the current first-floor balcony, together with associated fenestration modifications.
Site:	78 ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4DF

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: LS/P/05, LS/P/02, LS/P/01, LOC 06, LS/P/03 Rev C, LS/P/06 Rev B & LS/P/04 Rev B.

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 plan number LS/P/04 Rev B.

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

- 4 The approved balcony privacy screens shall be retained in full and kept permanently in place for as long as the balcony remains.

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

Note to applicant: A precautionary working method for hedgehogs will be required.

All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.

Any excavations must be covered at night or be fitted with a small animal escape ramp.

No fires can be lit on site.

Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.

Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.

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 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: Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b.

A bat box and a swift nest box may be appropriate for this building.

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. (<https://www.bats.org.uk/our-work/putting-up-your-box>)

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. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

[https://www.wildaboutgardens.org.uk/sites/default/files/2022](https://www.wildaboutgardens.org.uk/sites/default/files/202203/WAG16%20Bats%20updated%202022%20WEB.pdf)

[03/WAG16%20Bats%20updated%202022%20WEB.pdf](https://www.wildaboutgardens.org.uk/sites/default/files/202203/WAG16%20Bats%20updated%202022%20WEB.pdf) - Stars of the Night guide to attract bats into your garden

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

[www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for bats-and-biodiversity](https://www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for-bats-and-biodiversity) <https://ptes.org/my-garden/>

<https://www.ukbutterflies.co.uk/foodplants.php>

- 8 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