

LEE MCILVEEN
25 CROWS NEST LANE
BOTLEY
SOUTHAMPTON
SO32 2DD

Application	H/26/101169
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

Monday 8 June 2026

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

Application No. H/26/101169

In pursuance of their powers under the above Act and in accordance with your application received on Monday 20 April 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Infill single storey extension to rear corner, replacement roof to create first floor accommodation, fenestration changes, addition of an open porch to front elevation and construction of a detached single garage to front/side of property.
Site:	81 FREEGROUNDS ROAD, HEDGE END, SOUTHAMPTON, SO30 0HZ

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: 465_C1 rev 6, 465_C2 rev 6, 465_C3 rev 3 and 465_C4 rev 1.

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

- 3 No construction or demolition work shall start until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
- a) site working days and hours [including start and finish times];
 - b) measures to control the emission of dust and dirt generated by demolition and construction works, including measures to prevent mud on the highway;
 - c) a scheme for controlling noise and vibration from demolition and construction activities [including details of any piling];
 - d) the arrangements for deliveries associated with all construction works, loading/unloading and storage of plant & materials;
 - e) the parking of vehicles of site operatives and visitors.
- 4 No development shall start above damp-proof-course/slab level until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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: If any additional lighting is required for security or safety, then the bat sensitive lighting recommendations provided in section 4 of the Preliminary Roost Assessment and Nesting Birds report by ABR Ecology (October 2025) must be followed so that lighting does not disturb foraging and commuting bats.

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 one 'Vivara Pro Woodstone House Sparrow Nest Box' (<https://www.nhbs.com/vivara-pro-woodstone-house-sparrow-nest-box>) installed at least 3m from the ground, a northern, eastern or western elevation but not right above a window or door.

Note to Applicant: In order to minimise the impact of the development upon local wildlife and their habitats, the following measures are recommended:

- All building materials shall be stored on hard standing or on pallets, as far as

practicable from hedgerows, scrub or potential habitat;

- Any excavations must be covered at night or fitted with a small animal escape ramp;
- No fires shall be lit on site;
- Any waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife;
- 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: Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (nesting season usually runs between the 1st March and 31st August) or if this is not possible then only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

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