

DAVID WINDSOR
61 ST ANDREWS ROAD
BOTLEY
SOUTHAMPTON
SO32 2ST

Application	H/26/101302
Please ask for	Katie Lasham
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Monday 15 June 2026

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

Application No. H/26/101302

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 21 April 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of a single storey rear extension and front porch extension.
Site: 22 LAWN ROAD, EASTLEIGH, SO50 4GT

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: L.R.01 Rev B, L.R.02 Rev A, L.R.05

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing dwelling.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The window in the north-facing side elevation of the development serving the WC hereby permitted shall be fitted with obscure glazing to a minimum of Level 3 of the Pilkington Scale of Privacy (or equivalent) and shall be non-opening below 1.7 metres above the finished floor level of the room in which the window is installed. The window shall be permanently retained in that condition thereafter.

Reason: To protect the privacy of occupiers and adjoining neighbours.

- 5 No development shall commence until a scheme detailing the measures to protect the public sewers has been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall be carried out and maintained in perpetuity in accordance with the approved details and measures.

Reason: To protect existing foul drainage sewage pipes.

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 existing 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. 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: Any extension works to the vehicular access will require planning permission. If an extension to a dropped kerb is to be sought, an application must be made to Hampshire County Council.

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