

MR PAUL WIVELL
26 VICTENA ROAD
FAIR OAK
EASTLEIGH
SO50 7FX

Application	H/26/101285
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

Friday 19 June 2026

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

Application No. H/26/101285

In pursuance of their powers under the above Act and in accordance with your application received on Friday 24 April 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear and side extension to existing detached garage, to tie in with existing house, an increase in flat roof height and extension of canopy across front elevation of garage.
Site: 26 VICTENA ROAD, FAIR OAK, EASTLEIGH, SO50 7FX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan, Site Plan, WVL001 Rev A, WVL002 Rev A and WVL003 Rev A.

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

- 2 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.

- 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.

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

Note to Applicant: In accordance with Local Plan policy DM11 and NPPF paragraphs 187d and 192b, biodiversity enhancements are recommended in the form of a bat box or swift nest box on the existing house. The Bat Conservation Trust recommends installing a bat brick/box at least 4m 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, north-east 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: 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 underneath.

Nicholas Parker
Planning Manager

N.B. See Attached Notes