

MR BRENDAN CARROLL  
BJC DESIGN SOUTHEAST LTD  
58 CALSHOT CLOSE  
CALSHOT  
HANTS  
SOUTHAMPTON  
SO45 1BP

|                |                               |
|----------------|-------------------------------|
| Application    | H/26/101340                   |
| 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 |

Monday 22 June 2026

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

Application No. H/26/101340

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 30 April 2026 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Erection of a single storey rear extension.  
**Site:** 30 MAGPIE LANE, EASTLEIGH, SO50 9LS

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: block plan, location plan, 001, 002, 003, 004, 005, 007

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.

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

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: Any excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to safety on their own.

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/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf)

03/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>

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 fluid and cursive, with the first name "N" being a large, stylized letter.

Nicholas Parker  
Planning Manager

N.B. See Attached Notes