

MUHAMMAD YASAR
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Application	H/26/101204
Please ask for	Charlie Vallis
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Monday 22 June 2026

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

Application No. H/26/101204

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: Proposed side and rear extension with pitched roof and 3x skylights.
Site: 77 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BU

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: A-001, A-002, A-003, A-004, A-005, Block Plan - Existing, Block Plan - Proposed, Location Plan.

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 as closely as possible in type, colour and texture those used on the existing building.

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

- 4 Any windows on the northern (side) elevation shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the window is positioned at least 1.7 metres above the floor of the room in which it is installed.

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

Note to Applicant: Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (nesting season is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared 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 must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

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: In accordance with Local Plan policy DM11 and NPPF paragraphs 187d and 192b, biodiversity enhancements are recommended in the form of a bat box and a swift 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: 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", written over a horizontal line.

Nicholas Parker
Planning Manager

N.B. See Attached Notes