

LIAM WATFORD
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SOUTHSEA
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PO5 2AB

Application	H/25/100589
Please ask for	Dorothy Hei-Tung-Hoh
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Thursday 25 June 2026

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

Application No. H/25/100589

In pursuance of their powers under the above Act and in accordance with your application received on Monday 2 March 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed single-storey and two-storey side extensions, two-storey rear extension, alterations to the roof including the formation of dormer windows and gable features, and conversion of the existing garage to a garden room (Amended description)

Site: 63 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans: WATD-001-P, WATD-002-P, WATD-003-P Rev C, WATD-004-P Rev C, and WATD-005-P.

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those specified on drawing no. WATD-004-P Rev C.

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

- 4 No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 5 The side-facing dormer windows serving non-habitable rooms on the northern elevation facing No.61 Oakwood Road shall be fitted with obscure glazing to Pilkington Level 3 or equivalent and shall be non-opening below 1.7 metres above the finished internal floor level. The windows shall thereafter be retained as such.

Reason: To safeguard the privacy and amenities of neighbouring occupiers.

- 6 The development hereby approved shall be carried out in full accordance with the Ecological Proposal by Liam Watford (May 2026) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity and protected species.

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 called. 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: To safeguard wildlife, the development must proceed in accordance with the following precautionary working method:

- All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
- Any excavations must be covered at night or be fitted with a small animal escape ramp.

- No fires can be lit on site.
- Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
- 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: The applicant is reminded that this permission does not override any civil matters relating to land ownership, boundary structures or rights of access.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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