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|                |                                 |
|----------------|---------------------------------|
| Application    | H/26/101003                     |
| Please ask for | Charlie Vallis                  |
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Thursday 16 July 2026

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

Application No. H/26/101003

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 13 May 2026 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Two-storey side extensions to the north and south elevations (including replacement of the existing single-storey flat roof element); Demolition of existing detached garage and construction of attached garage to the south elevation; Replacement of original front porch/balcony on a like-for-like basis; New enclosed entrance beneath the existing balcony structure; Fenestration alterations; Internal reconfigurations; and reconfiguration of the front curtilage, to include a new dropped kerb, driveway and landscaping.

**Site:** 145 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HT

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: 164 / 100 rev P4, 164 / 101 rev P1, 164 / 102 rev P1, 164 / 103 rev P3, 164 / 104 rev P3, 164 / 105 rev P3, 164 / 106 rev P2 and 164 / 107 rev P4.

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 building.

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

- 4 The development must accord with the arboricultural report reference ArbEI/GB/145PR/BS5837/V1. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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 Vegetation clearance must only be undertaken following the precautionary method statement and under ecological supervision as described in Annex 4 of the Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Appraisal (PRA) by CC Ecology (May 2026). Demolition of the garage, works to repair the balcony, and vegetation clearance must be carried out outside of the nesting bird season (nesting season is from March to September inclusive), or if this is not possible following an early morning bird survey by an ecologist.

Reason: To prevent disturbance to nesting birds and harm to common and widespread species of reptiles and amphibians.

- 6 As marked on the approved elevation and floor plans plans numbered '164 / 103 rev P3' and '164 / 104 rev P3', the first floor window(s):
- On the proposed side (south) elevation serving the bedroom shall be positioned at least 1.7 metres above the floor of the room in which it is installed;
  - On the proposed side (south) elevation serving the bathroom shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, with no opening part less 1.7 metres above the floor of the room in which it is installed;

- The first floor window on the proposed side (north) elevation serving bedroom 4 shall be obscure glazed to Pilkingtons level 3 or equivalent.  
Once installed windows shall be permanently maintained in that condition.

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

- 7 The development hereby permitted shall not be brought into use until a minimum of 3no. car parking spaces as marked on the approved plan numbered '164 / 107 rev P3' have been provided within the curtilage of the site and thereafter are maintained and kept available.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

Note to Applicant: Subsequent to any planning permission that may be issued by EBC as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to actually undertake the drop kerb works. This can be applied for via the following web address:  
<https://www.hants.gov.uk/transport/parking/droppedkerbs>

Note to Applicant: In accordance with Local Plan policy DM11 and NPPF paragraphs 187d and 192b, biodiversity enhancements are recommended in the form of: installation of bird and bat boxes on the building and trees, planting native fruiting shrubs, native wildflowers and the enhancement of retained habitats within the garden; retaining some areas of rough grassland and scrub; a garden compost heap and a log pile. 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 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-work>

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 large, looped "N" and a clear "Parker".

Nicholas Parker  
Planning Manager

N.B. See Attached Notes