

MR JOHN ESSEX
78 PITMORE ROAD
EASTLEIGH
SO50 4LW

Application	H/25/99840
Please ask for	Clare Martin
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Friday 17 July 2026

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

Application No. H/25/99840

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 7 August 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Roof enlargement to facilitate loft conversion including rear dormer window, removal of one chimney stack and installation of 1no. first floor window on northern side elevation.
Site: 27 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5SN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 433-03RevB
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 be plain clay tiles to match in type, colour and texture those used on the existing dwelling.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The development shall be carried out in accordance with the mitigation and enhancement measures set out within sections 6.3 & 6.4 of the approved Bat Emergence Survey Report by Wessex Ecology (dated 16th July 2026). The development shall not be brought into use until photographic evidence of the bat enhancement and mitigation measures have been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the protection of bats and their habitats.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2025), 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.

Note to Applicant: Bat droppings were found in the loft space and Brown long eared and Pipistrelle bats were recorded emerging from the house at three different places during the third emergence survey. A European Protected Species Licence (EPSL) from Natural England will be required for the development.

Note to Applicant: It is recommended that a hedgehog house, an insect block and more flowering plants are installed at the property. It is important to provide foraging resources for bats on site, so planting more flowering plants to attract insects would be a significant enhancement for this site.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes