

LES ROSENTHAL
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Application	H/26/101570
Please ask for	Rachael Morris
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Wednesday 29 July 2026

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

Application No. H/26/101570

In pursuance of their powers under the above Act and in accordance with your application received on Friday 12 June 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of two-storey side extension with open front porch and alterations to the fenestration.
Site: 57 WOOLSTON ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FR

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: 01, 02, 03, 04, 05, 06, 07, 08, 09 and 10

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 and noted on plan number 09.

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

- 4 The first floor window on the right side elevation [as marked on the approved plan 09] shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the window shall be permanently maintained in that condition.

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

- 5 The recommendations and enhancements (sections 6 and 7) set out within the PEA and Phase II Bat Surveys report by South Coast Ecology (ref 29/06/2026 FINAL) as submitted shall be followed in full.

Reason: To ensure protected species are not harmed during construction and a biodiversity enhancement is provided, in accordance with policy DM11 of the Eastleigh Borough Local Plan (2016-2036)

Note to Applicant:

In the event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed.

New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed.

If works to tie the new extension into the existing roof or any clearance of vegetation take place within nesting bird season (i.e. between March – September) a nesting bird check will be undertaken prior to works to confirm the identified nest is no longer active. If a nest is found a 5m buffer will be established within which works will not be able to take place until an ecologist has confirmed that the chicks have fledged and the nest is no longer active.

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



Nicholas Parker
Planning Manager
N.B. See Attached Notes