

MR SAMUEL KING
KING ARCHITECTURE & DESIGN
39 ALRESFORD ROAD
WINCHESTER
SO23 0HG

Application	F/26/101399
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Wednesday 29 July 2026

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

Application No. F/26/101399

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 26 May 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change of use of existing care home (C2 use class) to 3no. three bed terraced dwellings (C3 use class) with replacement single storey rear extension, external alterations, extension of drop kerb from Telegraph Road and associated works.
Site:	PINEWOOD REST HOME, 34 TELEGRAPH ROAD, WEST END, SOUTHAMPTON, SO30 3EX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: MS-000, MS-100, MS-101, MS-102, MS-103, MS-201, MS-202, P-100RevB, P-101RevB, P-102RevB, P-103RevB, P-201RevB, P-202RevB and P-301RevB.
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 development shall be carried out in accordance with the precautionary clearance methods statement, by King Architecture & Design.
Reason: To prevent harm to wildlife.
- 4 Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (between the beginning of March and the end of August every year). If this is not possible then vegetation shall only be cleared after first 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.
Reason: To protect nesting birds.
- 5 The materials to be used must match as closely as possible, in type, colour and texture to those listed on the approved elevation plans and those already used on the building: P-201, P-202 & P202
Reason: To ensure a satisfactory visual relationship of the new development to the existing.
- 6 The development hereby approved shall not be occupied until the car parking spaces and dropped kerb has been provided in accordance with the approved site plan (drawing: P-100revB) and shall be retained thereafter.
Reason: To ensure adequate on-site car parking provision for the approved development.
- 7 The development hereby permitted shall not be occupied until the bat and swift boxes have been installed in accordance with the approved elevations plan (drawing P-202revB).
Reason: To provide biodiversity enhancements.
- 8 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: 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-works>.

Note to Applicant: Please be aware that a separate permission will be required from Hampshire County Council as Local Highway Authority to undertake the drop kerb works on the highway. Details of this process can be found via the

following web address:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

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