

MATTHEW TATE
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/26/101426
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Friday 31 July 2026

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

Application No. H/26/101426

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 20 May 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension and front porch
Site: 20 DRAGONFLY WAY, EASTLEIGH, SO50 4DD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plan numbered: 01_D.

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

used on the existing building.

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

- 4 No additional windows shall be constructed in the side elevations of the development hereby approved.

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

- 5 The development shall be carried out in accordance with the approved Surface Water Drainage Statement and Construction Environmental Management Plan.

Reason: To safeguard biodiversity during construction.

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: The applicant is encouraged to incorporate biodiversity enhancements such as a bat brick/box and a swift nest box in the building. These should be positioned following best practice guidance, away from artificial light sources and with suitable orientation.

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, appearing to read "N Parker", with a horizontal line drawn underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes