

MR IAN WHEELER
18 TADBURN CLOSE
CHANDLER'S FORD
EASTLEIGH
SO53 2NF

Application	H/26/101377
Please ask for	Gina Aftanas
Direct dial	023 8068 8426
Working hours	Mon to Fri 8:30am to 5pm
Email	gina.aftanas@eastleigh.gov.uk

Wednesday 12 August 2026

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

Application No. H/26/101377

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 8 July 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of front porch, replacement front steps with landing area and UPVC window on the ground floor above garage roof (part retrospective). Amended description.
Site: 18 TADBURN CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2NF

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: Proposed Front Elevation, Porch Schedule, Section, Elevation 1, Elevation 2, Existing and Proposed Roof, Proposed G Floor Plan, Elevation 3 and Block Plan.

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 materials section of the application form and the Porch Schedule.

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

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: Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building. 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. (<https://www.bats.org.uk/our-work/putting-up-your-box>) 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. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Note to Applicant: The gravity sewer (diameter unknown) requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Note to Applicant: In order to protect public sewers, Southern Water requests that the developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.

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