

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

Application	H/26/101519
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Thursday 13 August 2026

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

Application No. H/26/101519

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 30 June 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single storey side and single storey rear extension, loft conversion, addition of roof lights and alterations to the fenestration to include the provision of an annex (Resubmission H/21/91963)
Site:	BAYTREE HOUSE, 1 GRANGE FARM, GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01 Rev E

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 must match as closely as possible, in type, colour and texture to those listed in the Materials Section of the application form.

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

- 4 The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation.

Reason: The property is not suitable for sub-division into two separate dwellings.

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>.

All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat. Any excavations must be covered at night or be fitted with a small animal escape ramp. No fires can be lit on site. Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

A biodiversity enhancement in the form of a bat box or a swift nest box shall be provided.

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. However, it should not be located on the elevation over the roof light of the single-storey extension.

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.

Note to Applicant: The flashing to be used on the north-east elevation should be stepped and of traditional materials/construction to match the host building.

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 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