

PHILIP LAURENSEN
RICHMOND COURT
94 BOTLEY ROAD
PARK GATE
SOUTHAMPTON
SO31 1BA

Application	H/26/101707
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Monday 7 September 2026

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

Application No. H/26/101707

In pursuance of their powers under the above Act and in accordance with your application received on Monday 13 July 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Alterations and additions to include single storey front extension and porch, infilling of front dormers, rear dormer extension, existing conservatory to be raised with new flat roof, small rear canopy together with fenestration changes and new external materials.

Site: BIRCH SPINNEY, HUNGERFORD, BURSLEDON,
SOUTHAMPTON, SO31 8DE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: L01 Rev A, 01 Rev B, 02 Rev B, 03 Rev B, and 04 Rev A.

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 external materials and finishes used in the development shall be in accordance with the approved Material Schedule (ref: 2106) for Birch Spinney, including white render, anthracite-grey aluminium cladding, anthracite-grey aluminium windows and matching external doors, grey uPVC fascias and soffits and black rainwater goods.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 The development hereby permitted shall be carried out in accordance with the mitigation and habitat enhancement measures set out in the Bat Emergence Survey Report prepared by Wessex Ecology dated August 2026. The habitat enhancement features shall be installed before completion of the development and retained thereafter. Where a European Protected Species licence requires alternative bat mitigation measures, the licensed measures shall prevail.

Reason: To safeguard protected species and secure appropriate ecological mitigation and enhancement.

- 5 All demolition, site clearance and construction works shall be carried out in full accordance with the approved Construction Environmental Management Plan (CEMP) prepared by Ross Consulting. The measures contained within the approved CEMP shall be implemented throughout the construction period.

Reason: To limit the impact the development has on the amenity of the locality.

Note to Applicant: The applicant is advised that a soprano pipistrelle bat roost has been confirmed within the dwelling. A European Protected Species mitigation licence from Natural England must be obtained before any works capable of affecting the confirmed bat roost commence. The grant of planning permission does not authorise any activity that would otherwise constitute an offence under the Conservation of Habitats and Species Regulations 2017 or the Wildlife and Countryside Act 1981, as amended. The applicant should liaise with a suitably qualified and licensed ecologist and ensure that all relevant works are undertaken in accordance with the Natural England licence and the approved ecological mitigation measures.

Note to Applicant: No external lighting installed as part of the development shall directly illuminate the confirmed bat-roost access points or any replacement-roost or bat-habitat enhancement feature. Any such lighting shall be positioned and directed away from those features and shall be maintained as such thereafter.

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 Policy DM3(1)(a) of the National Planning Policy Framework (August 2026), 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