

MARIE PRIOUX
INTERIEUR FORBAIRT
43 SHEARWATER AVENUE
FAREHAM,

Application	H/26/101110
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@eastleigh.gov.uk

Monday 14 September 2026

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

Application No. H/26/101110

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 2 April 2026 the Council, as Local Planning Authority hereby **Permits** the following :

Description:	Raising the roof to create first floor accommodation within the roofspace to include 3no. side and 2no. front dormer windows. Single storey side orangery. Alterations to fenestration with roof lights.
Site:	NETLEY HILL FARM, ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4DG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan, Existing Block Plan, Proposed Block Plan, A-03, A-04, A-05 Rev A, A-06 Rev A, A-07 Rev A, and A-08

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 Notwithstanding, No development shall start until details and samples of the materials and the colour to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- 4 All site operatives must be briefed about the potential for the presence of bats under the roof tiles. The tiles must be removed one at a time carefully by hand, checking for bats or droppings. If any bats or bat droppings are found, the tile must be carefully replaced, and an ecological consultant and Natural England must be called. The lighting guidance in appendix 4 of the Bat Emergence Survey report by the Ecology Co op (August 2026) must be followed if any external lighting is to be used.

At least one replacement bat roost feature must be installed, as directed in section 5.2 of the Bat Emergence Survey report by the Ecology Co-op (August 2026). Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August).

If this is not possible then vegetation can be cleared only after 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.

Any excavations or open pipes will need to be covered at night, or provided with a small animal escape ramp (a rough board at a shallow angle) to allow animals to escape if they fall in. If animals are found on site, they should not be handled but must be allowed to move away to safety on their own.

- 5 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes