

MR NASIR ALI
NA PLANNING LTD
19 ST. JAMES PARK ROAD
SHIRLEY
SOUTHAMPTON
SO16 6HL

Application	H/26/101701
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
Email	charlie.vallis@eastleigh.gov.uk

Friday 18 September 2026

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

Application No. H/26/101701

In pursuance of their powers under the above Act and in accordance with your application received on Friday 24 July 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of outbuilding in rear garden. New dropped kerb to front.
Site: HAMPTON HOUSE, 35 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BP

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:
 - 726_D01_rev P10
 - 726_D01_rev P3
 - 726_D02_rev P10
 - 726_D02_rev P3
 - 726_D03_rev P10
 - 726_D04_rev P10
 - 726_D05_rev P10
 - 726_D06_rev P10

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 the 'Materials' section of the application form.

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

- 4 The development must accord with the arboricultural report reference D2620AIA. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 5 The outbuilding hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

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

Note to Applicant: Subsequent to any planning permission granted by Eastleigh Borough Council as Local Planning Authority, a secondary permission will be required from Hampshire County Council as Local Highway Authority to implement the proposed vehicle crossover. This will need to be undertaken via a S185 licence which will need to be acquired prior to the works commencing. Details of this process can be found via the following web address – www.hants.gov.uk/transport/developers/section-184

Note to Applicant: The Local Highway Authority have outlined that it is standard practice that only a single vehicle crossover is normally permitted for a single dwelling, and given that this application will result in two vehicle crossovers, overall permission will be a decision for the Engineer responsible at the HCC Local Area Office.

Note to Applicant: In accordance with National Planning Policy Framework [2026] national decision-making policy DM3(1)(a), 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 large, stylized "N" and "P".

Nicholas Parker
Planning Manager

N.B. See Attached Notes