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Application	H/26/101793
Please ask for	Gina Aftanas
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Monday 21 September 2026

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

Application No. H/26/101793

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 29 July 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey rear extension following demolition of single storey rear extension and replacement garden shed.
Site: 15 WITT ROAD, FAIR OAK, EASTLEIGH, SO50 7FS

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: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

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 first floor windows on the north-east elevation [as marked on the approved plan] shall either be:
- a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR
 - b) positioned at least 1.7 metres above the floor of the room in which [it is/ they are] installed.
- Once installed the windows shall be permanently maintained in that condition.

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

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>.

A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include: All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.

Clearance of the old shed and vegetation surrounding it must be done by hand, and any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

If any active bird 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 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.

Biodiversity enhancements will be required in accordance 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: In accordance with paragraph 1 of policy DM3 within the National Planning Policy Framework (August 2026), Eastleigh Borough Council takes a positive manner 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