

SIMON LE VOI
L.M.D. DESIGNS LTD.
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SO32 2UJ

Application	H/26/101800
Please ask for	Charlie Vallis
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Friday 25 September 2026

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

Application No. H/26/101800

In pursuance of their powers under the above Act and in accordance with your application received on Friday 31 July 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Side extension to dwelling including rear dormers and erection of detached double garage to front garden.
Site: 12 MALCOLM ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 5BG

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: 2251032_100 Rev A, 2251032_101 Rev A, 2251032_102, 2251032_103_Rev A, 2251032_104, 2251032_105, 2251032_106, 2251032_107, 2251032_108 Rev A, 2251032_109_Rev A, 2251032_110_Rev A and 2251032_111_Rev B.

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 KTML26-469-12MalcolmRdCF-AMS-1.0. 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 (Appendix A). 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.

Note to Applicant: In accordance with Local Plan policy DM11 and National Planning Policy Framework [2026] national decision-making policy N2(1)(f), biodiversity enhancements are recommended in the form of a built-in bat and a swift box - the gable ends of the proposed extension would be suitable locations. 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. 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: 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes