

CHRIS AKEHURST
SUITE A 2ND FLOOR REAR
TRINITY COURT
2-4 WEST STREET
FAREHAM
PO16 0BH

Application	H/26/101398
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 9 October 2026

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

Application No. H/26/101398

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

Description: Hip to gable loft conversion with rear dormer and single storey rear extension.
Site: 2 LOWER NEW ROAD, WEST END, SOUTHAMPTON, SO30 3FL

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, 25-1747-PL01 Rev B

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 the approved plans the new gable end shall be externally finished in render to match the existing flank wall as closely as

possible. External materials shall otherwise match as closely as possible, in type, colour and texture those listed in the 'Materials' section of the application form and indicated on the approved plans numbered '25-1747-PL01 Rev B'.

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

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>.

Note to Applicant: In accordance with Local Plan policy DM11 and NDMP N2(1)(f) biodiversity enhancements are recommended in the form of a built in bat box to the south facing gable end and two woodcrete bird nest boxes on site.

Note to Applicant: The lighting recommendations in section 5.1.2 of the Preliminary Ecological Appraisal (Oct 2026) are appropriate if any additional external lighting is required for security or safety purposes. The recommendations for hedgehogs in section 5.2 which state that escape ramps should be left in trenches overnight and gaps provided in the baseboards of any new boundary fencing should also be followed.

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.

Yours faithfully

A handwritten signature in black ink that reads 'N Parker'.

Nicholas Parker
Planning Manager

N.B. See Attached Notes