

LEIGH BROWN  
26 BROWNHILL ROAD  
CHANDLER'S FORD  
EASTLEIGH  
SO53 2EA

|                |                                 |
|----------------|---------------------------------|
| Application    | H/24/98577                      |
| 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 21 February 2025

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

Application No. H/24/98577

In pursuance of their powers under the above Act and in accordance with your application received on Monday 23 December 2024 the Council, as Local Planning Authority hereby **Permit** the following :

|                     |                                                                                                |
|---------------------|------------------------------------------------------------------------------------------------|
| <b>Description:</b> | Erection of single storey flat roof rear extension following removal of existing conservatory. |
| <b>Site:</b>        | 26 BROWNHILL ROAD, CHANDLER'S FORD,<br>EASTLEIGH, SO53 2EA                                     |

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, Site Plan, Floor Plan, ZR 01 LB (Existing) and ZR 01 LB (Proposed) rev 1.

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 The materials to be used must match as closely as possible, in type, colour and texture 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 removal of any vegetation to facilitate the development shall take place outside of bird nesting season (between the beginning of March and the end of August) or within 24 hours of being checked for nesting birds by a suitably qualified ecologist. Any active nests must be protected from disturbance by a 5m buffer until after the chicks have fledged and left the nest.
- Reason: To ensure the protection of nesting birds.
- 5 A biodiversity enhancement shall be installed prior to first use of the development hereby approved in the form of a bat brick/box. 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.
- Reason: To ensure a biodiversity enhancement in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)
- Note to Applicant: Precautionary working methods to protect nesting birds and hedgehogs shall be followed, to include: All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat; 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.
- 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 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker  
Planning Manager

N.B. See Attached Notes