

MR JOHN ESSEX  
78 PITMORE ROAD  
EASTLEIGH  
SO50 4LW

|                |                                       |
|----------------|---------------------------------------|
| Application    | H/25/98817                            |
| Please ask for | Dorothy Hei-Tung-Hoh                  |
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Tuesday 22 April 2025

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

Application No. H/25/98817

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 29 January 2025 the Council, as Local Planning Authority hereby **Permit** the following :

|                     |                                                                                                                                                                                                                                                          |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description:</b> | Increase in ridge height with a front dormer and two flat-roof side dormers to expand first-floor accommodation, single-storey flat-roof extension with roof lantern, side porch canopy, and external and fenestration alterations (Amended description) |
| <b>Site:</b>        | 47 HOBB LANE, HEDGE END, SOUTHAMPTON, SO30 0GG                                                                                                                                                                                                           |

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 511\_03\_A.

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building or otherwise be in accordance with those in the Application Form.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The side-facing first-floor window on the south elevation, which will serve an ensuite and a bathroom, shall be obscure glazed to Pilkingtons Level 3 or greater, with any opening parts positioned at least 1.7 metres above the floor level of the room.

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

Note to Applicant: In line with Local Plan Policy DM11 and the NPPF (December 2024), the applicant is encouraged to incorporate biodiversity enhancements. The ecologist has recommended the installation of a bat brick and a swift brick in the building to provide nesting opportunities for local wildlife. These should be positioned at a suitable height and orientation to maximise their effectiveness. Additionally, the biodiversity enhancements should include some flowering plants in the garden to attract pollinating insects as food for bats and birds. Light spill from windows and the roof light on the rear elevation must be considered if a bat box is considered, but the long dormers on the side elevation may be appropriate depending on the aspect.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website [www.eastleigh.gov.uk](http://www.eastleigh.gov.uk) by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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