

MR MATTHEW TATE
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/25/99257
Please ask for	Gina Aftanas
Direct dial	023 8068 8426
Working hours	Mon to Fri 8:30am to 5pm
Email	gina.aftanas@eastleigh.gov.uk

Thursday 19 June 2025

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

Application No. H/25/99257

In pursuance of their powers under the above Act and in accordance with your application received on Monday 19 May 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single storey side and rear extension, Vehicle drop kerb and parking for 1 car
Site:	57 HANSEN GARDENS, HEDGE END, SOUTHAMPTON, SO30 2LN

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: 3248/01_ 01

Reason: For the avoidance of doubt and in the interests of proper planning.

- 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 adjoining building.

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

- 4 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.

NOTE TO APPLICANT: Biodiversity enhancements will be required in accordance with NPPF paragraphs 187 and 192 and EBC policy DM11. The enhancement could be one or more of the following:

1. Several species of bird can nest at single storey height, e.g. several tit species and wrens, therefore an integrated bird box/brick (built into the wall) suitable for these species could be installed as high up as possible on the western elevation of the extension. For guidance, the hole diameter should be 28-34mm. These boxes are available for brick or rendered walls.
2. An integrated bee brick (built into the wall) could be installed on the southern elevation of the extension.
3. A valuable biodiversity enhancement would be to create a wildlife pond in a suitable location in the garden with the pond and surrounding area maintained in a favourable way for wildlife.

NOTE TO APPLICANT: Great crested newts are legally protected. Should any great crested newt be found, please contact Natural England or a suitably qualified ecologist for further advice.

NOTE TO APPLICANT: Nesting birds are legally protected. Should any active birds' nest be found in the area of works, a minimum 5m undisturbed works exclusion zone must be established until the young have fledged.

NOTE TO APPLICANT: During the works, any excavations must be covered or escape ramps installed over night or during periods of inactivity to prevent any fauna, such as hedgehogs, becoming trapped. Excavations must be regularly checked and any trapped animal must be safely released.

NOTE TO APPLICANT: Subject to any planning permission that may be forthcoming from EBC as Local Planning Authority, subsequent permission will be required from HCC as Local Highway Authority to undertake the associated drop kerb works.

Detail of this process can be found via the following web address:
<https://www.hants.gov.uk/transport/parking/droppedkerbs>

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