

JOHN TAYLOR
30 GROVE PLACE
SHOLING
SOUTHAMPTON
SO19 9QY

Application	H/25/99085
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@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/25/99085

In pursuance of their powers under the above Act and in accordance with your application received on Monday 17 March 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Increase in ridge height with 1no. front gable and 1no. side flat-roof dormers, rooflights, and two-storey side and rear extensions to create first-floor accommodation. Conversion of ground-floor bedroom to granny annexe and alterations to rear terrace and parking area
Site:	8 KINGS CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2FF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 24-001-01REVB, 24-001-04, 24-001-02, 24-001-14REVD, 24-001-12REVE, 24-001-15REVB, 24-001-03 and 24-001-13REVF.

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 the following plan numbered: 24-001-13REVF.

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

- 4 No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, 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.

- 5 The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation, or as a holiday let.

Reason: The property is not suitable for sub-division into two separate dwellings.

- 6 The first-floor window in the side elevation of the dormer, serving the en-suite 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. The window shall thereafter be retained in this condition.

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

- 7 The development hereby approved shall be carried out in accordance with the ecological mitigation and enhancement measures, including the precautionary working method, set out in the Preliminary Ecological Appraisal by Daniel Ahern Ecology (ref 5527.2, May 2025).

Reason: To ensure appropriate protection and enhancement of biodiversity.

Note to Applicant: If bats or other protected species are discovered during construction, work should stop immediately and advice sought from a qualified ecologist or Natural England.

Note to Applicant: Vegetation clearance should be undertaken outside of the bird nesting season (March–August inclusive), or otherwise be preceded by an inspection by a suitably qualified ecologist within 24 hours of works commencing.

Note to Applicant: The applicant is advised that it is possible a surface water sewer, now deemed to be public, may cross the development site. Should any sewer be found during construction works, an investigation will be required to ascertain its ownership before any further works continue on site. For further guidance, the applicant should contact Southern Water.

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 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, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes