

MR DAVID WINDSOR
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61 ST ANDREWS ROAD
BOTLEY
SOUTHAMPTON
SO32 2ST

Application	H/25/99272
Please ask for	Charlie Vallis
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Tuesday 8 July 2025

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

Application No. H/25/99272

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

Description:	Ground floor rear and side extension, first floor extension with dormer window.
Site:	69 PITMORE ROAD, EASTLEIGH, SO50 4LX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PR01 Rev B and PR02 Rev 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.

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

- 4 The flat roof element of the single storey rear projection hereby permitted shall not be used as a balcony or roof terrace, unless agreed in writing by the Local Planning Authority.

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

- 5 The first floor dormer window on the south elevation, serving an en-suite bathroom shall be obscure glazed to Pilkingtons level 3 or equivalent, with no opening parts less than 1.7 metres above the floor level of the room. Once installed, the window shall be permanently maintained in that condition. Any window denoted as being obscure glazed on the approved elevation drawings (drawing number 'PR02 Rev A') shall be obscure glazed to a minimum of Pilkington's level 3 or equivalent and shall thereafter be maintained in that condition.

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

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 called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk).

Note to Applicant: Biodiversity enhancements are required in accordance with Local Plan policy DM 11 and NPPF paragraphs 187d and 192 b, and are recommended in the form of a bat box or a swift nest box. A bat box should be installed on a south, southwest or southeast facing gable end, 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. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. In addition, the garden should be enhanced with flowering plants for pollinators.

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