

MR GEORGE CALLARD
PINWOOD
23B GRANGE ROAD
HEDGE END
SOUTHAMPTON
SO30 2FL

Application	H/25/98918
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
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Monday 21 July 2025

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

Application No. H/25/98918

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

Description:	Erection of a single storey side extension, front porch and 1no. front dormer.
Site:	PINWOOD, 23B GRANGE ROAD, HEDGE END, SOUTHAMPTON, SO30 2FL

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, Proposed Elevations and Floor Plan & Existing Elevations and Floor Plan.

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 Planting of a native species to the front boundary [facing Grange Road] shall be carried out in accordance with the submitted 'Front Landscaping & Maintenance Plan' [dated 18.07.2025] and to the appropriate British Standard, as soon as possible after completion of the proposed development and no later than the start of the following planting season. For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: In the interests of local biodiversity the visual amenity of the locality.

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: Biodiversity enhancements are required in accordance with Local Plan policy DM 11 and NPPF paragraphs 187d and 192b, and shall be installed in the form of 2no. swift nest bricks/boxes at the eaves of the house. 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.

Note to Applicant: If stripping of tiles and other suitable areas takes place during the main bird nesting season of March to August, inclusive, care will be taken by the site manager to check for bird droppings, which may indicate bird access and the likely presence of a nest. Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Note to Applicant: In order to avoid impacts to foraging and commuting bats, external lighting on the extended building will be minimal, and no lighting will be angled directly towards boundary vegetation. Any lighting necessary will be limited to motion-activated and task-related lighting. The bulbs used will be at the warmer end of the spectrum, avoiding white LED lighting, which causes greater disturbance to bats and their prey. The latest updated lighting guidance note (GN08/23) should be followed.

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes