

MR MICHAEL UNSTED
UNSTED DESIGN LTD
16 HAZEL CLOSE
CHANDLER'S FORD
EASTLEIGH
SO53 5RF

Application	H/25/99367
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Tuesday 22 July 2025

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

Application No. H/25/99367

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 27 May 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single storey rear extension and part garage conversion
Site:	25 BROWNHILL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2EB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 001, 012, 013, 014 and 015.

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 development hereby approved shall include the installation of biodiversity enhancement measures, including a bat box and a swift nest box, in accordance with the recommendations of the Bat Conservation Trust and Swift Conservation. These measures shall be implemented prior to first occupation and retained thereafter.

Reason: To protect and enhance biodiversity.

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: The applicant is advised that this permission does not convey any legal right to carry out works on, over or under land not within their ownership or control. If any works are proposed that fall within the scope of the Party Wall etc. Act 1996, the applicant is advised to seek independent legal advice.

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 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