

MR ALEX CARR
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Application	H/25/99407
Please ask for	Charlie Vallis
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Tuesday 29 July 2025

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

Application No. H/25/99407

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 3 June 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Front extension. Conversion of attached garage and utility room to an annexe. Extension of dropped kerb.
Site:	25 DENZIL AVENUE, NETLEY ABBEY, SOUTHAMPTON, SO31 5AZ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: NBY01-900-1st, NBY01-1000-1st, NBY01-1001-B, NBY-100-1st, NBY-102-1st and NBY-101-B.

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 permitted shall not be brought into use until the works to the access, including the footway and/or verge crossing, has been constructed and the parking area has been provided in accordance with the approved site layout plan (dwg no. 'NBY01-1001-B') and is thereafter retained.

Reason: To provide satisfactory access and parking in the interests of highway safety.

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

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

- 6 An internal connection between the existing dwelling and the annexe must be retained at all times.

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

Note to Applicant: Separate permission is required from Hampshire County Council as Local Highway Authority to undertake the drop kerb works. Details of this process can be found via the following web address: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

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 192 b, and are recommended to be placed on the main building in the form of a bat box and swift nest box. The Bat Conservation Trust recommends installing a bat brick/box 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, facing south, south-east or south-west. 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: 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 large, stylized 'N' and 'P'.

Nicholas Parker
Planning Manager

N.B. See Attached Notes