

MR DAVID WILLIAMS
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Application	H/25/99450
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Thursday 31 July 2025

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

Application No. H/25/99450

In pursuance of their powers under the above Act and in accordance with your application received on Friday 6 June 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of a front porch, a single-storey side extension for garage and workshop use, and a two-storey rear infill extension
Site:	1 KESTREL ROAD, EASTLEIGH, SO50 9LJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2072-001B, 2072-002G, and 2072-003D.

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.

Note to Applicant: A precautionary working method should be adopted during construction to avoid harm to wildlife that may be present on or near the site.

This includes:

- All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
- Any excavations must be covered at night or be fitted with a small animal escape ramp.
- No fires can be lit on site.
- Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
- Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

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 encouraged to install one bat box and one swift nest box on the building. Bat boxes should be installed at least 4 metres above ground level, facing south, southeast, or southwest, away from artificial lighting. Swift boxes should be installed at least 5 metres above ground, ideally under the eaves, on a north-facing elevation with clear airspace for access.

Further guidance can be found at:

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.swift-conservation.org/Nestboxes%26Attraction.htm>

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes