

MR MATTHEW TATE
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/25/99458
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Tuesday 12 August 2025

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

Application No. H/25/99458

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 front/side extension. Single storey side extension following demolition of existing garage. Single storey rear extension. Extended dropped kerb. Front canopy (Amended description)
Site:	13 GRANADA ROAD, HEDGE END, SOUTHAMPTON, SO30 4AL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01_B and 02_H.

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no development within Class A or Class B of Part 1, Schedule 2 of the Order (relating to extensions, alterations, and additions to the roof) shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

- 5 The development shall be carried out in full accordance with the submitted Construction Management Plan dated 07/08/2025, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To limit the impact the development has on the amenity of the locality.

Note to Applicant: The following measures, taken from the submitted Construction Management Plan (dated 07/08/2025), are noted for ease of reference:

- Working hours: 08:00–17:00 Monday to Friday, 09:00–13:00 on Saturdays, with no works on Sundays or Bank Holidays.
- No contractor parking on public pavements.
- Parking for operatives and visitors to be within the site wherever possible; otherwise, to be parked away from the site to avoid congestion.
- Delivery and construction vehicles to be escorted on and off site, with use of smaller vehicles where possible.
- No noisy works outside of core working hours.
- Radio volume to be kept to a minimum.
- Dust suppression methods to be used (e.g. water sprays, sheeting).
- All machinery and tools to be maintained in good order.

- Waste to be segregated and stored in skips within the site boundary; no waste burning on site.
- Materials and plant to be stored securely within the site boundary.

This summary is provided for information and reflects the construction management commitments made by the applicant.

Note to Applicant: The development must be carried out in accordance with the following precautionary working methods to avoid harm to wildlife that could be using the site:

- All building materials to be stored on hardstanding 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 to 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 must not be handled but 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 a bat box and a swift nest box in accordance with the Council Ecologist's advice, positioned on suitable elevations to maximise their effectiveness. Guidance on placement is available from the Bat Conservation Trust and Swift Conservation.

Note to Applicant: The applicant is advised that the extension of the dropped kerb will require a licence from Hampshire County Council as the Local Highway Authority before works commence within the public highway.

Note to Applicant: The Local Planning Authority acknowledges that a number of neighbour concerns were raised during the course of the

application. While not all matters fall within the scope of planning conditions, the applicant has voluntarily agreed to implement certain measures in response. These commitments are not secured through formal condition but are noted here to reflect the applicant's stated intentions and the constructive engagement that has taken place between the parties.

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