

PAUL SPRATT
9 MARLBOROUGH GARDENS
HEDGE END
SOUTHAMPTON
SO30 2AS

Application	H/25/99642
Please ask for	Gina Aftanas
Direct dial	023 8068 8426
Working hours	Mon to Fri 8:30am to 5pm
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Friday 15 August 2025

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

Application No. H/25/99642

In pursuance of their powers under the above Act and in accordance with your application received on Monday 7 July 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	First floor extension to east side elevation, to include raised ridge height and alterations to fenestration to rear and east side elevations.
Site:	BRIDGE HOUSE, 56 MISSENDEN ACRES, HEDGE END, SOUTHAMPTON, SO30 2RE

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: C9_MA_PL_100_A, C9_MA_PL_103_A, C9_MA_PL_101, C9_MA_PL_102, C9_MA_PL_104_B

Reason: For the avoidance of doubt and in the interests of proper planning.

- 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 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.

- 5 **No development shall start on site until** a Construction Environmental Management Plan has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) Precautionary working methods to avoid any pollution of the watercourse during construction;
- (b) Plan to show where materials and equipment will be kept on-site;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).

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>.

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