

LEE MCILVEEN
25 CROWS NEST LANE
BOTLEY
SOUTHAMPTON
SO32 2DD

Application	H/25/99744
Please ask for	Dorothy Hei-Tung-Hoh
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Monday 15 September 2025

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

Application No. H/25/99744

In pursuance of their powers under the above Act and in accordance with your application received on Monday 21 July 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Two-storey rear extension following demolition of existing single-storey rear extension, addition of first-floor rear balcony, single-storey side covered carport/storage, front porch, fenestration alterations, and external works including new driveway and soft landscaping (Amended description)
Site:	SPRINGFIELD, GREEN LANE, BURSLEDON, SOUTHAMPTON, SO31 8EY

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1-11-464, 2-5-464, 3-4-464, and 5-1-464.

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 Prior to any above-ground works, details of biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. The details shall include: (i) one or two integrated bat bricks within the south-facing gable of the two-storey extension (type, exact siting and installation height); (ii) at least one suitable swift box with siting and height; and (iii) a planting schedule for pollinator-friendly species within the front and rear gardens. The approved measures shall be installed prior to first occupation of the development and thereafter retained.

Reason: To protect and enhance biodiversity.

- 5 All first-floor side-facing windows, including the landing window facing 1 Spire Cottages, shall be fitted with obscured glazing to Pilkingtons Level 3 or greater, with any opening parts positioned at least 1.7 metres above the finished internal floor level of the room.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 6 Prior to first use of the first-floor rear balcony, privacy screens with a minimum height of 1.8 metres (measured from the finished floor level of the balcony) shall be installed on both side, and shall thereafter be retained.

Reason: To protect the amenity and privacy of the adjoining residential properties.

Note to Applicant: To safeguard wildlife, the development must proceed in accordance with the following precautionary working method:

- 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: Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

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