

MR JOHN ESSEX
78 PITMORE ROAD
EASTLEIGH
SO50 4LW

Application	H/25/99174
Please ask for	Dorothy Hei-Tung-Hoh
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Friday 17 October 2025

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

Application No. H/25/99174

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

Description: Part single & part two storey front & rear extensions with porch canopy & woodburner flue.
Site: 55 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BP

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plan numbered: 520_04_D.

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 Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be constructed using the following materials:

- Front elevation walls: brickwork to match the existing dwelling (including reuse of bricks from demolished sections);
- Rear and side elevations: off-white silicone render;
- Roof: tiles to match existing dwelling;
- Fenestration and doors: white uPVC/Aluminium

Reason: To ensure a satisfactory visual appearance in the interests of the character of the area.

- 4 The development hereby permitted shall not be brought into use until a minimum of three car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

- 5 The proposed side-facing first-floor windows shall be obscure glazed to Pilkingtons Level 3 or greater, with any opening parts positioned at least 1.7 metres above the internal floor level of the room.

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

- 6 The development shall be carried out in accordance with the mitigation and enhancement measures set out in the Bat Activity Survey Report (Daniel Ahern Ecology, September 2025). The biodiversity enhancement features shall be installed prior to first occupation of the extended dwelling and retained thereafter. Enhancements shall not be located in areas affected by smoke from the proposed wood-burner flue.

Reason: To protect and enhance biodiversity.

Note to Applicant: The applicant is advised that, as the property supports a confirmed roost of common pipistrelle bats, a European Protected Species Licence (EPSL) must be obtained from Natural England prior to undertaking any works that could affect the roost.

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