

RICHARD CRANE
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Application	X/25/100056
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Wednesday 22 October 2025

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

Application No. X/25/100056

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 18 September 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Variation of Condition 1 (plans) of application H/25/99460 (Erection of a two-storey side extension to form an annexe, and two-storey rear extension, following removal of existing attached garage) to increase the depth of the annexe projection and to introduce a single storey rear extension.
Site:	34 ARDINGLY CRESCENT, HEDGE END, SOUTHAMPTON, SO30 2TF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P-05 Rev A , P-06 Rev A, P-07 Rev A, P-08, P-09.
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 The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation.

Reason: The property is not suitable for sub-division into two separate dwellings.

- 5 The development hereby permitted shall not be occupied until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping including trees and boundary treatment and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (Dec 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.

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\[1\]working-on-a-building-with-bats/ive-found-a-bat-during-works](https://www.bats.org.uk/advice/im[1]working-on-a-building-with-bats/ive-found-a-bat-during-works).

Note to Applicant: If nesting birds are present on site, within vegetation or bird boxes, these can only be removed when it is clear that they are not in use by nesting birds, as disturbance to nesting birds is illegal under the Wildlife and Countryside Act. Bird nesting season is usually from the end of February to the end of August, however some birds can still nest outside of these times.

Yours faithfully



Nicholas Parker
Planning Manager
N.B. See Attached Notes