

JOSHUA CLARKE
SUITE K
ANCHOR HOUSE
SCHOOL LANE
CHANDLERS FORD
SO53 4DY

Application	H/25/100076
Please ask for	Charlie Vallis
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Monday 17 November 2025

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

Application No. H/25/100076

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 23 September 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side extension following the demolition of the existing garage. Additional demolition of existing porch and erection of new oak frame porch.

Site: 89 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1FD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 2296_900
 - 2296_901
 - 2296_902
 - 2296_903 rev A
 - 2296_D00
 - 2296_D01 rev E
 - 2296_D02 rev F
 - 2296_D03 rev G
 - 2296_D04 rev C

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 must match as closely as possible, in type, colour and texture those listed in the 'Materials' section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The development must accord with the arboricultural method statement reference GH2543 and the tree protection plan reference GH2543b. No excavation, demolition or development related works shall commence until the tree protection measures have been installed. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 5 The development must be implemented in accordance with the 'Working Method statement' outlined in Section 4 of the submitted Preliminary Roost Assessment (PRA) & Bat Activity Surveys (BAS) by Vesper Conservation & Ecology Ltd (August 2025). The ecological enhancements specified in Section 3.13 (and Figure 8) of the submitted PRA & BAS (August 2025) must also be installed prior to the first occupation of the development, in the form of 2no. bat access tiles in the new roof on the eastern and western elevations.

Reason: In the interests of the protection and enhancement of biodiversity and protected species.

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-work>

Note to Applicant: Any vegetation to be removed to facilitate the development including any tree work must be removed outside of bird nesting season (which is 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: A precautionary working method must be used to prevent harm to wildlife that could be using this site such as hedgehogs which have been recorded nearby. This method shall include:

- 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: Biodiversity enhancements will be required in addition to the required mitigation in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. This could include a swift nest box or planting for pollinators (<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>). Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>).

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