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Application	F/25/99638
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Wednesday 19 November 2025

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

Application No. F/25/99638

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 12 August 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of 1.no 3 bedroom dwelling
Site: 2 WESTERN ROAD, WEST END, SOUTHAMPTON, SO30 3EL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
Location Plan
Drawing 01 Revision A – Proposed Site Plan
Drawing 02 Revision A – Indicative Street Scene
Drawing 03 Revision A – Proposed Plans (Ground, First, Roof)
Drawing 04 Revision A – Proposed Elevations (North, South, East, West)
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 No development shall commence above Damp Proof Course level until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) and whether or not development, no additional windows, rooflights or other openings shall be inserted at first floor level.
Reason: To protect the privacy and amenity of the occupiers of adjoining properties in accordance with Policy DM1 of the Eastleigh Borough Local Plan 2016–2036 and the guidance contained within the Quality Places SPD.
- 5 The first floor window on the North side elevation serving the en-suite shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening top light which shall have no opening parts below 1.7 metres of the finished floor level. Once installed the window shall be permanently maintained in that condition.
Reason: To protect the amenity and privacy of the adjoining residential properties.
- 6 No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

 - (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers;
 - (i) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - (j) measures to control the emission of dust and dirt generated by demolition and construction;
 - (k) temporary lighting;

(l) provision for storage, collection, and disposal of rubbish from the development during construction period.

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.

- 7 No development shall start until details for the sustainable disposal of surface water from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 8 Prior to the occupation of the development, as built stage water calculator confirming the predicted internal mains water consumption to achieve the following shall be submitted to and approved in writing by the Local Planning Authority: In respect of water consumption, a maximum predicted internal mains water consumption of 110 litres/person/day. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: In the interest of water efficiency

- 9 The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 10 The development hereby permitted shall be carried out in accordance with the Arbor-Eco Consultancy Arboricultural Method Statement and Tree Protection Plan MB250907-01-01 A as amended by Studio Homer Proposed Site Plan Drawing 01 Revision A.

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

- 11 The development hereby permitted shall be carried out in full accordance with the recommendations, mitigation, and enhancement measures set out within the Preliminary Ecological Appraisal (enims Ltd, October 2025, Project Ref: EC2174 – 2 Western Road, West End). The approved ecological measures shall be implemented in full prior to occupation of the dwelling and retained thereafter for the lifetime of the development.
Reason: To protect and enhance biodiversity in accordance with Policy DM11 of the Eastleigh Borough Local Plan 2016–2036.
- 12 No development shall start 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 for biodiversity mitigation.
- 13 The development hereby permitted shall not be brought into use until the car park has been constructed, surfaced and marked out in accordance with the approved plan. The approved parking area shall not thereafter be used for any purpose other than the turning, parking, loading and unloading of vehicles.
Reason: To make provision for off street parking for the purpose of highway safety.
- 14 The development hereby permitted shall not be occupied until details for the on-site provision of bin & cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the bin & cycle storage has been constructed in accordance with the approved details and thereafter retained and kept available.
Reason - To ensure the adequate provision of on site facilities.
- 15 The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision.
Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.

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.

Note to Applicant: Please Note the following Ecological Advice

- Any external lighting used should be bat-friendly and not illuminate boundary vegetation, particularly the offsite woodland. Further details can be found in the Guidance Note 08/23: Bats and artificial lighting in the UK (Bat Conservation Trust and Institute of Lighting Professionals, 2023).
- Removal of any vegetation should be undertaken outside of the bird nesting season (i.e., works should take place September through February) to avoid acting unlawfully. If this is not possible, then vegetation must only be removed following a nesting bird check carried out immediately prior to works (or within 24 hours) by a suitably qualified ecologist. Any active nests must remain 'in situ' with an appropriate vegetation buffer until young have fledged and the nest is no longer in use.
- To avoid potential harm to reptiles or hedgehogs that may be in the local area at the time of works, the following simple measures should be followed:
 - - The work site should be kept tidy at the end of each shift, with chemical and equipment stored securely.
 - Excavations should be backfilled or covered at night to prevent reptiles or hedgehogs from falling in. If this is not possible then a plank should be left in the excavation at night at an angle no greater than 45 degrees to provide a means of escape.
 - Removal of storage materials, debris piles, leaf litter and any ground vegetation within the boundary vegetation habitats should be undertaken carefully (by hand, not using a digger) and with consideration to the potential presence of reptiles and hedgehogs. Any individuals encountered should be allowed to move away safely or be moved to an area of similar habitat away from the works.
- Rhododendron and cherry laurel reproduce through seeds which can be easily transported by vehicles and in contaminated soil. Seeds remain dormant in the soil for several years and will germinate when conditions are favourable. Care should be taken to avoid the spread of the plant from the works site during construction. Any plant material or soil removed from the site should be disposed of appropriately, ie. at landfill as contaminated soil. The soil can be retained on site if possible.

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