

MR NIGEL LEWIS
SPACE & STYLE HOME DESIGN
CORNERWAYS
GOMER LANE
ALVERSTOKE
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PO12 2QW

Application	H/25/100061
Please ask for	Gregg Chapman
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Wednesday 26 November 2025

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

Application No. H/25/100061

In pursuance of their powers under the above Act and in accordance with your application received on Monday 22 September 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Front and rear extension, new pitched roof, front and rear dormers, rear balcony, new open porch, front decking and level/step changes
Site: ST GEORGES, KEW LANE, BURSLEDON, SOUTHAMPTON, SO31 8DG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
1192/1 – Existing Plans and Elevations
1192/2 - Proposed Plans and Elevations
1192/3 – Proposed First Floor
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 that would utilise materials to be used in the construction of the external surfaces of the development hereby permitted shall commence until such materials 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 interests of the character and appearance of the Old Bursledon Conservation Area, in accordance with Policies DM1, DM12 and BU7 of the Eastleigh Borough Local Plan 2016–2036.
- 4 No development in respect of the new side steps to the rear garden shall take place until details of their construction/levels (which may include typical sections) including any fencing or retaining walls 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 relationship between the proposed development and adjoining land and buildings, in the interests of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan 2016–2036.
- 5 The development hereby permitted shall be carried out in accordance with the Arboricultural Report reference TH5562, other than the removal of the overhanging lateral branches of Ash T2 and Oak T3 which are not hereby authorised. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
- 6 The development hereby permitted shall be carried out in full accordance with the mitigation, compensation and enhancement measures set out within the approved Preliminary Roost Assessment (Vesper Conservation and Ecology, March 2025) and Bat Activity Surveys Report (Vesper Conservation and Ecology, August 2025). Reason: To ensure the protection of bats, a European Protected Species, and to secure biodiversity enhancement, in accordance with Policy DM11 of the Eastleigh Borough Local Plan 2016–2036 and the National Planning Policy Framework.
- 7 No construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and

approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:

- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
- b) the arrangements for deliveries associated with all construction works, loading/unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
- c) the parking of vehicles of site operatives and visitors;
- d) measures to control the emission of dust and dirt generated by demolition and construction;
- e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- f) provision for storage, collection, and disposal of waste from the development during construction period;
- g) measures to prevent mud and dust on the highway during demolition and construction;
- h) temporary lighting;
- i) temporary surface water drainage provisions; and
- j) hours of working

Reason: To limit the impact the development has on the amenity of the locality, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016- 2036).

Note to Applicant - In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council has worked with the applicant in a positive and proactive manner to seek solutions to issues arising during the assessment of this planning application.

Note to Applicant - The applicant is reminded that all trees within the Old Bursledon Conservation Area are subject to protection. No pruning, lopping or felling of any tree should take place without prior written consent of the Local Planning Authority, unless such works are exempt under Section 211 of the Town and Country Planning Act 1990.

Note to Applicant - The applicant is reminded that works must not commence until a European Protected Species Mitigation Licence has been obtained from Natural England in respect of bats, and the development must thereafter proceed in accordance with the licence and approved mitigation measures.

Note to Applicant - This permission does not grant or imply any rights of access over adjoining private land. Any such rights are a private legal matter between the respective landowners.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", written over a horizontal line.

Nicholas Parker
Planning Manager

N.B. See Attached Notes