

ALEX CARR
FLAT 21
74 CANAL WALK
SOUTHAMPTON
SO14 3LE

Application	H/25/100190
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
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Tuesday 9 December 2025

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

Application No. H/25/100190

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 14 October 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension and replacement detached garage
Site: 41 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON,
SO31 4HF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: CW05-900-1st, CW05-1002-1st, CW05-1003-1st, CW05-102-1st, CW05-103-1st, CW05-104-1st and CW05-105-1st.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted must match as closely as possible, in type, colour and texture those listed in the 'Materials' section of the application form and indicated on the approved drawing[s] numbered 'CW05-102-1st' and 'CW05-103-1st'.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 3 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.

- 4 The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

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

Note to Applicant: The roofing and wooden boarding on the garage should be removed carefully by hand. In the 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-works>.

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, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes