

AMRIK CHAHAL
9 WOODSIDE AVENUE
EASTLEIGH
SO50 9ES

Application	F/25/100042
Please ask for	Gregg Chapman
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Tuesday 9 December 2025

Application No. F/25/100042

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:	Demolition of two flats to be replaced by a two storey pair of semi-detached dwellings and ancillary works including new (second) access.
Site:	54 DENZIL AVENUE, NETLEY ABBEY, SOUTHAMPTON, SO31 5BA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall begin no later than three years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in accordance with the following plans and documents:
54 and 54b Denzil Ave 2025/01 – Existing elevations, floor plans and site context;
54 and 54b Denzil Ave 2025/02C - Proposed floor plans, elevations, roof plan and site layout;
54 and 54b Denzil Ave 2025/03 – Proposed and existing street scenes;
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 The external materials of the development shall accord with those set out within the submitted 'Material List' document.

Reason: To ensure a satisfactory visual appearance, in accordance with Policies DM1 and DM23 of the Eastleigh Borough Local Plan 2016-2036 and the Quality Places SPD.

- 4 Prior to the occupation of either dwelling the boundary treatments as shown on the approved plans shall be installed and retained thereafter.
Reason: To ensure safe access arrangements, safeguard the adjacent footpath, and protect neighbouring amenity in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan 2016-2036.
- 5 A detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the dwellings. The approved landscaping shall be implemented in the first planting season following occupation and maintained thereafter, with any planting that dies within five years being replaced with similar species.
Reason: To ensure a high-quality development and promote biodiversity in accordance with Policies DM1, DM11 and DM23 of the Eastleigh Borough Local Plan 2016-2036.
- 6 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of construction access, contractor parking, wheel cleaning, dust suppression, site compound layout and delivery arrangements. The development shall thereafter proceed in accordance with the approved plan.
Reason: To protect the amenities of occupiers of nearby properties and ensure highway safety during construction, in accordance with Policies DM1 and DM13 of the Eastleigh Borough Local Plan 2016-2036.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any future such amendments or new legislation to the same effect, no extensions, roof enlargements or outbuildings under Classes A, B, C or E shall be constructed.
Reason: To prevent overdevelopment and maintain the character of the area, in accordance with Policies DM1 and DM23 of the Eastleigh Borough Local Plan 2016-2036.
- 8 Notwithstanding the submitted plans, prior to occupation, details of the refuse and recycling storage facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be installed as approved prior to occupation and retained thereafter. They shall not encroach upon the parking area.
Reason: In the interests of visual amenity, and sustainable waste management, in accordance with Policies DM1 and DM23 of the Eastleigh

Borough Local Plan 2016-2036.

- 9 The development shall be carried out fully in accordance with the recommendations and lighting principles set out within the submitted 4Woods Ecology Ltd Ecological Impact Assessment & Biodiversity Net Gain Report. Should bats or other protected species be encountered during works, development shall cease and Natural England contacted immediately. Reason: To protect protected species, in accordance with Policy DM11 of the Eastleigh Borough Local Plan 2016-2036 and the National Planning Policy Framework.
- 10 The first floor windows in the side elevations shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top opening toplight that shall have no opening parts below 1.7 metres above the floor of the room in which they are installed. Reason: To protect the amenity and privacy of the adjoining residential properties in accordance with Policy DM1 of the Eastleigh Borough Local Plan 2016-2036

Note to Applicant - In accordance with paragraph 39 of the National Planning Policy Framework, 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-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Conditions to comply with the Environment Act (2021)

No development shall commence until a Biodiversity Net Gain Delivery Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall identify the required off-site biodiversity units or statutory credits and include evidence of purchase or a legally binding agreement. The development shall proceed in accordance with the approved plan.

Reason: To ensure measurable biodiversity net gain in accordance with Policy DM11 of the Eastleigh Borough Local Plan 2016-2036 and the Environment Act 2021.

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