

ROBERT DAVIS
3 MIDDLEBRIDGE STREET
ROMSEY
SO51 8HJ

Application	H/25/100272
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
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Thursday 18 December 2025

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

Application No. H/25/100272

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 29 October 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Part two storey and part single storey side extension following the demolition of garages
Site: 42 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2FT

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2632/01, 2632/08 rev 27/10/25, 2632/10 rev 27/10/25, 2632/11 and Location Plan.

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing dwelling.

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

- 4 The first floor windows on the south side elevation serving the en-suite and bathroom as marked on the approved plans shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight positioned at least 1.7 metres above the floor of the room in which it is installed. Once installed the windows shall be permanently maintained in that condition.

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

- 5 No additional or altered windows shall be constructed on the first floor side elevations of the extension hereby approved.

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

- 6 Prior to completion of the development, the boundary treatment of a 2m privacy screen to the south side elevation shall be completed in accordance with the details shown on the approved plan 2632/08 rev 27/10/25 and thereafter retained in that condition.

Reason: In the interests of visual/residential amenity.

- 7 No excavation, demolition or development related works, including placement of goods, chemicals, fuels, soil or other materials, shall take place within the calculated Root Protection Area – defined as a distance of 12 times the diameter of the stem (as measured at 1.5m) – of any tree protected under Tree Preservation Order legislation.

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

Note to Applicant: Biodiversity enhancements are required in accordance with Local Plan policy DM11 and NPPF paragraphs 187d and 192b, and are recommended in the form of a bat box or a swift nest box. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. 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.

Note to applicant: 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 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