

MR JOHN ESSEX
78 PITMORE ROAD
EASTLEIGH
SO50 4LW

Application	H/25/100161
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
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Wednesday 7 January 2026

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

Application No. H/25/100161

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

Description: First floor rear extension & two storey side extension
Site: 36 STOKE COMMON ROAD, BISHOPSTOKE, EASTLEIGH,
SO50 6DU

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: 534_03

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

- 3 The materials to be used must match as closely as possible, in type, colour and texture those listed in the 'Materials' section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 Biodiversity enhancements shall be installed on-site prior to first use of the development hereby approved, and thereafter retained, in the form of a minimum of 1no. bat box and 1no. bird box. Biodiversity enhancements shall be installed in line with the 'Suggested biodiversity enhancements' listed on pages 10 to 12 of the submitted Preliminary Roost Appraisal (Final 1.0 - 18/12/2025) by ArbTech.

Reason: To ensure a biodiversity enhancement in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)

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>.

Note to Applicant: New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>. A low impact lighting strategy shall be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes