

JULIAN BOSWELL
410 THE GRANGE
ROMSEY ROAD
STONYMARSH
SO51 0AE

Application	F/25/100470
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Monday 12 January 2026

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

Application No. F/25/100470

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 20 November 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of existing bungalow and construction of 1no. five-bedroom 2 storey dwelling with associated landscaping
Site: 6 GROSVENOR ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans: Location Plan, D-620A, D-220A, D-240A, D-420A, D-111B, D-112, D-310A, D-530A, D-610A, D-520, D-630A and D-210.

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 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 and annotated on the approved plan D-310A.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 Prior to first occupation of the dwelling hereby approved, an updated Biodiversity Net Gain metric shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that a minimum of 10% Biodiversity Net Gain will be achieved, including confirmation of the delivery of any required off-site biodiversity units. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the development achieves a measurable net gain for biodiversity in accordance with national requirements and Policy DM11 of the Eastleigh Borough Local Plan 2016–2036.

- 5 Prior to first occupation of the dwelling, evidence shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the dwelling complies with Building Regulations Part M4(2) (Accessible and Adaptable Dwellings) (or any subsequent equivalent). The dwelling shall thereafter be retained in accordance with the approved details.

Reason: To ensure the dwelling meets higher access standards in accordance with Policy DM29 of the Eastleigh Borough Local Plan 2016–2036.

- 6 The development must accord with the Tree Protection Plan reference 220627-6GR-TPWP-NB. No excavation, demolition or development related works shall commence until the tree protection measures have been installed. 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 and may only be modified subject to written agreement from the LPA.

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

- 7 The first-floor side-facing windows on the East and West Elevations [as marked on the approved plan D-310A] shall be obscure glazed and non-opening below 1.7 metres above finished floor level and shall thereafter be retained as such.

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

- 8 The car parking shall be carried out and retained in accordance with plan D-240A. The garage hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety

Note to Applicant: To safeguard wildlife, the development must proceed in accordance with the following precautionary working method:

- All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
- Any excavations must be covered at night or be fitted with a small animal escape ramp.
- No fires can be lit on site.
- Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.
- Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Note to Applicant: The applicant is advised to implement the ecological enhancement measures recommended in Section 4.5 of the Ecological Impact Assessment (4Woods Ecology, November 2025), including:

- Installation of a bird box on the mature tree within the rear garden;
- Supplementing existing garden planting with ten plant species beneficial to pollinating insects;
- Provision of a sedum roof on part of the rear flat roof of the dwelling.

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: The lighting recommendations in section 4.4.3 of the Ecological Impact Assessment (4Woods Ecology, November 2025) must be followed to minimise impacts on bats and other wildlife.

Note to Applicant: Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Note to Applicant: This permission does not remove the need to comply with the requirements of the Party Wall etc. Act 1996.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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