

NICHOLAS WISBY
32 WYCHWOOD GROVE
CHANDLER'S FORD
EASTLEIGH
SO53 1FQ

Application	H/25/100206
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
Email	charlie.vallis@eastleigh.gov.uk

Monday 26 January 2026

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

Application No. H/25/100206

In pursuance of their powers under the above Act and in accordance with your application received on Monday 10 November 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Alterations to front elevation, dormer en-suite added above garage & single storey rear extension
Site: 69A HILTINGBURY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5NQ

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:
 - NW01 - Rev.A
 - NW02 - Rev.A
 - NW03 - Rev.C
 - NW04 - Rev.A
 - NW05 - Rev.A
 - NW06 - Rev.A

- NW07 - Rev.A
- NW08 - Rev.C
- NW09 - Rev.A
- NW10 - Rev.A
- NW11 - Rev.A

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 building or as otherwise indicated on the plans numbered 'NW02 - Rev.A', 'NW03 - Rev.C', 'NW07 - Rev.A' and 'NW08 - Rev. C'.

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

- 4 The first floor window on the proposed side elevation as marked on the approved plan numbered 'NW03 - Rev.C' shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top opening toplight. Once installed the window shall be permanently maintained in that condition

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

- 5 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: Southern Water have provided an extract (dated 21/11/2025) showing the approximate position of an existing sewer crossing the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. The 175mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand->

off-distances.pdf. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119; Website: southernwater.co.uk; Email: SouthernWaterPlanning@southernwater.co.uk)

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: Biodiversity enhancements are required in accordance with Local Plan policy DM11 and NPPF paragraphs 187d and 192b, and are recommended to be installed in the form of a bat box or a swift nest box. The Bat Conservation Trust recommends installing a bat brick/box at least 4m 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, north-east 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 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