

OLIVER FARR
APPLECORE PDM
21 MIDDLE ROAD
PARK GATE
SOUTHAMPTON
SO31 7GH

Application	H/25/99989
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
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Friday 13 February 2026

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

Application No. H/25/99989

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 11 September 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of single storey rear and side extension; and construction of detached garage
Site: 36 STIRLING CRESCENT, HEDGE END, SOUTHAMPTON, SO30 2SB

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: PG.1058-25-01, PG.1058-25-02 rev I, PG.1058-25-03 rev I and PG.1058-25-04 rev D.

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 and those listed on the approved plan numbered "PG.1058-25-03 rev I" (AMENDED Proposed Elevations).

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

- 4 The development must accord with the arboricultural report reference "AIA/AMS-KC/37STIRLING/001", and details of the foundation design and installation as described in "25-1749 36 Stirling Crescent Foundations" and "25-1749 PL01". No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan TPP reference "KC/36STIRLING/001". 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.

- 5 Notwithstanding the information submitted to date, no excavation, demolition or development related works shall take place on site until an arboricultural monitoring statement proposal has been submitted and approved by the LPA. The approved arboricultural monitoring statement proposal must detail supervision activity of the foundation installation and method of reporting to the LPA. The approved monitoring statement may only be modified subject to written agreement from the LPA. This condition may only be fully discharged upon completion of the proposed development, subject to submission of monitoring reports detailed within the monitoring statement.

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

- 6 The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation, or as a holiday let.

Reason: The property is only suitable as a single residential unit.

Note to Applicant: Please see the extract provided by Southern Water (dated 15/01/2026) showing the approximate position of our existing sewer and water

main assets crossing/in the vicinity of 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. To get in contact to confirm the exact position of the asset please visit: https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf. For information on required stand-off distances from public sewers 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](https://www.southernwater.co.uk) or by email at: SouthernWaterPlanning@southernwater.co.uk

Note to Applicant: Please note that any residential, business or commercial use of the garage hereby approved for purposes not incidental to, or ancillary to the main dwelling may require separate planning consent to be obtained.

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