

HELEN EDMONDSON  
SC ARCHITECTURE LTD  
ANCHOR HOUSE  
SCHOOL LANE  
CHANDLERS FORD  
SO53 4DY

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Application    | H/22/93154                                                                     |
| Please ask for | Gary Osmond                                                                    |
| Direct dial    | 023 8068 8490                                                                  |
| Working hours  | Mon to Fri 8:30am to 5pm                                                       |
| Email          | <a href="mailto:gary.osmond@eastleigh.gov.uk">gary.osmond@eastleigh.gov.uk</a> |

Friday 8 July 2022

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

Application No. H/22/93154

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 9 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Demolition of single storey side extension and construction of replacement two storey side extension and first floor extension to the rear and side above garage with associated roof works  
**Site:** 10 RANDALL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 4304-P-100-Rev B.

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 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 window on the eastern side elevation shall either be: obscure

glazed to Pilkingtons level 3 or equivalent with no opening parts less than 1.7 metres above the floor level of the room which it serves; OR be positioned with its lower sill at least 1.7 metres above the floor of the room in which it is installed. Once installed the window shall be permanently maintained in that condition.

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

- 5 The development must accord with the arboricultural report reference MB210908-01. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

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](http://www.eastleigh.gov.uk) by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

Note Applicant: It is suggested that biodiversity enhancements such as a bat brick or tile or a bird box such as a swift brick could be built into a suitable location in the new extension. Further information is available from the Bat Conservation Trust website <https://www.bats.org.uk/our-work/buildingsplanning-and-development/accommodating-bats-in-buildings> or from the consultant ecologist. Enhancing the garden with night flowering scented plants will attract moths as food for bats. In the unlikely event that bats are found during construction, all work must stop and Natural England must be called. Further information can be found on this BCT web page: <https://www.bats.org.uk/advice/im-working-on-a-building-withbats/ive-found-a-bat-during-works>.

Yours faithfully

A handwritten signature in black ink, appearing to read "A Grandfield". The signature is fluid and cursive, with the first name "Andy" and the surname "Grandfield" clearly distinguishable.

Andy Grandfield  
Executive Head for Planning and Economy

N.B. See Attached Notes