

MR PAUL BLAY
DWG PLANS
35 CRANMER DRIVE NURSING
SOUTHAMPTON
SO16 0TD

Application	H/22/93129
Please ask for	Alexandra Stone
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Monday 8 August 2022

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

Application No. H/22/93129

In pursuance of their powers under the above Act and in accordance with your application received on Monday 13 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: single storey side extension to join existing garage to the property
Site: 25 OAKMOUNT AVENUE, CHANDLER'S FORD, EASTLEIGH,
SO53 3AB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01695, 01691, 01691-1, 01692, 01697-2 and 01697-1

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 building.

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

Note to applicant: This property has Monk's Brook, a tributary of the River Itchen, on its western boundary. There are records of hedgehogs in the near vicinity and records of otters to the south, where Monk's Brook crosses under Leigh Road and the M3.

A CEMP will be required to include measures for protection of wildlife and protection of the watercourse from sediment that could be carried by runoff and of any other pollution during construction.

Biodiversity enhancement will also be required. There is a record of swifts nearby, so an appropriate enhancement would be a swift nest box mounted on the main house.

Further information is available on the Hampshire Swifts website <https://www.hampshireswifts.co.uk/>.

Note to applicant: An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building close-to the sewer.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes