

BY EMAIL

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Application	H/22/93405
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Thursday 18 August 2022

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

Application No. H/22/93405

In pursuance of their powers under the above Act and in accordance with your application received on Monday 11 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Partial garage conversion to a utility room, single storey rear and side extension and replacement of existing utility room with en-suite
Site: 31A PINE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
11, 15, 10, 12, 01, 08, 14, 03. 06, 07, 04, 09, 13, 02 and 05

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 listed in the application form.

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

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 enhancement is required. It is recommended to add a bat box, bird nest box or planting flowering plants for pollinators. Additional information is available at: <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators> ; <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes> ; <https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

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 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