

MR JOHN ESSEX
J DESIGN & PLANNING LTD
78 PITMORE ROAD
EASTLEIGH
SO50 4LW

Application	H/22/93443
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell-best@eastleigh.gov.uk

Thursday 15 September 2022

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

Application No. H/22/93443

In pursuance of their powers under the above Act and in accordance with your application received on Friday 15 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey front, side and rear extensions and enlarged driveway access with garden wall, to provide accessible accommodation. (Revised Scheme to previously approved H/21/91111)

Site: 45 COMMON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 351_12

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 must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

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

- 4 The development hereby permitted shall not be brought into use until a minimum of 3 car parking spaces have been provided within the curtilage of the site in accordance with approved plan number 351_12 and thereafter maintained and kept available.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

- 5 A licensed bat ecologist shall supervise the hand stripping of the roof tiles. If signs of bats or signs of bats such as droppings are found then all work must stop and a license from Natural England would be required. Work would only be allowed to continue under the terms of this license.

Reason: To ensure the preservation and favourable conservation status of bats.

- 6 Prior to first occupation, the development hereby permitted shall be implemented in accordance with the biodiversity enhancements recommended in the Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey prepared by Arbtech Issue 3, dated 26 October 2021. This shall include planting at least 3 fruit trees, planting wildflower meadow areas, creating hibernacula for insects and common reptiles, and cutting hedgehog gaps (minimum of 13 x 13 cm) in the baseboards of any closed board fencing to allow free passage of small mammals such as hedgehogs.

Reason: To protect and enhance biodiversity.

- 7 During construction the following ecological protection measures outlined in the Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey prepared by Arbtech Issue 3, dated 26 October 2021 shall be implemented:
- i. Any excavations or pipes should either be covered at night or have a rough sawn plank placed in them to act as a ramp for any wildlife which may fall in,
 - ii. security lighting is to be directed away from the undergrowth; and
 - iii. any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

Reason: To ensure the protection of wildlife.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework, 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: 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, scroll down and select Considerate Builders Advice Note.

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 last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes