

STEPHEN DOWNTON
78 WOODLEY LANE
ROMSEY
SO51 7JX

Application	H/22/93460
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@eastleigh.gov.uk

Tuesday 20 September 2022

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

Application No. H/22/93460

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 26 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side extension to extend the Garage forward by 1.5m
First floor side extension over garage.
Site: 10 BENMORE GARDENS, CHANDLER'S FORD, EASTLEIGH,
SO53 1TT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, 005, 006 Rev A, 001 Rev A, 002 and BLOC 01

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.

- 4 Note to applicant: No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, 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 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-withbats/ive-found-a-bat-during-works>.

Biodiversity enhancements are required. A built-in bat brick or swift brick might be appropriate in the new extension. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-yourbox>) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or northwest out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

(<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats <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.hampshireswifts.co.uk/nesting> <https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxesfor-small-birds/> <https://www.swiftconservation.org/OurLeaflets.htm>

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 that reads "Andy Grandfield". The signature is written in a cursive style with a large, looping 'A' and a long, sweeping underline.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes