

GRAHAM ASH
ASHPLAN
5 MALCOLM ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5BH

Application	H/22/93360
Please ask for	Alexandra Stone
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Thursday 13 October 2022

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

Application No. H/22/93360

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 16 August 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single Storey Rear Extension
Site: 76 ASHTON GARDENS, EASTLEIGH, SO50 4DG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 17-009-02, 17-009-03 and 17-009-01

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 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 enhancement is required. A swift nest box mounted on the house would be a suitable enhancement. Further information is available at <https://www.hampshireswifts.co.uk/nesting> and <https://www.swift-conservation.org/OurLeaflets.htm> . If this is not possible, other enhancements can be considered.

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