

MR CHRIS LOCKWOOD
HSR DESIGN
29 CHESTNUT ROAD
SOUTHAMPTON
SO16 6BS

Application	H/22/93665
Please ask for	Claire Campbell-Best
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Tuesday 25 October 2022

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

Application No. H/22/93665

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 1 September 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side and rear extension following removal of existing car port and conservatory
Site: 48 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1EX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 00, 01, 02 and 03

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 application has been flagged up as being within 50 m of a known bat roost and there is a potential bat roost feature in the roof of this house. All bats and their roosts are protected by law in the UK. Even though the roof will not be directly affected by the extension, the noise, vibrations and dust generated during construction could affect bats sleeping during the daytime. Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website (<https://www.bats.org.uk/>) explains why bats are protected and what to do if you find a bat 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 will be required. Bat boxes or swift nest boxes may be appropriate.

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-your-box>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west 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>)

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 dark ink, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes