

MR CHRIS MCDERMOTT
CMC DESIGN ARCHITECTURAL SERVICES
23 MALIBRES ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5DS

Application	H/22/93369
Please ask for	Claire Campbell-Best
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Tuesday 1 November 2022

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

Application No. H/22/93369

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 14 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of existing detached garage, two storey side and rear extension, single storey front and rear extensions, new dropped kerb site entrance and alteration to fenestration. (Amended Plans)

Site: 80 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 755/04/100 Rev A, 755/04/101, 755/04/102, 755/04/103, 755/04/104 Rev A, 755/04/105 Rev A and 755/04/106 Rev A

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 first floor window on the southern elevation [as marked on the approved plan 755/04/105 Rev A] shall either be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 5 No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

Reason: To provide satisfactory access and in the interests of highway safety.

- 6 Before use of the development is commenced the existing access from the site to Park Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason: In the interests of highway safety.

- 7 Any gates provided shall be set back a distance of 6.0m from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

- 8 No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

- 9 The biodiversity enhancements set out with Section 4 of the 80 Park Road, Chandlers Ford, Eastleigh, SO53 1GN - Preliminary Roost Assessment - (September 2022) (by Arbtech) shall be implemented in full prior to the development being brought into use and thereafter maintained in perpetuity.

Reason: To safeguard protected species and to enhance biodiversity.

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.

Note to Applicant: Subsequent to any planning approval that may be granted by EBC as local planning authority, a secondary permission will be required from HCC to actually undertake the works. Details of this process can be found via the following link - <https://www.hants.gov.uk/transport/parking/droppedkerbs>

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>.

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes