

MR SAMUEL KING
KING ARCHITECTURE & DESIGN
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WINCHESTER
SO23 0HG

Application	H/22/93722
Please ask for	Dorothy Hei-Tung-Hoh
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Friday 18 November 2022

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

Application No. H/22/93722

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 6 September 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey front extension. A new detach garage.
Site: 70 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 5AA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P-104, P-103, P-202, MS-103, MS- 101, P-101, MS- 102, P-203, P-100, P-201, MS-100, P-102, MS- 201, MS- 104, MS- 202 and MS 000

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 listed in the application form and submitted plans.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved arboricultural documents 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: All bats and their roosts are protected by law in the UK. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called.

Note to Applicant: If hedgehogs are using the site they would be sheltering under dense vegetation or within long grass, dead leaves or piles of dead wood. These areas should be cleared by hand, not using a digger, to allow animals time to escape.

Note to Applicant: Removal of potential habitat must not take place from November through March when animals may be hibernating. No fires can be lit on site. The British Hedgehog Society recommends that Areas should be cleared on rotation with scrubby patches left to provide nesting habitat and cover. If this is not possible, piles of dead wood and brash piles can be created in other areas around the site to mitigate for the removal of suitable nesting sites. These can be created behind hedges or out of the way for smaller developments with limited space. Replacement habitat can include log piles, leaf litter, dead wood and scrub. Hedgehog houses can also be made or purchased.

Note to Applicant: During construction any excavations or open pipes must be covered at night or fitted with a small mammal escape ramp (a rough board slanted at a shallow angle) to prevent hedgehogs from becoming trapped. If hedgehogs are found they should not be handled, but be left to move away on their own to a place of shelter. If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801. Further information is available at: <https://www.britishhedgehogs.org.uk/wp-content/uploads/2019/05/developers-1.pdf>

Note to Applicant: Stag beetles are nationally scarce priority species. They live in dead or decaying wood and adults are often attracted to warm pavements and tarmac so are vulnerable to being crushed. The larvae live in decaying wood and are often injured or killed when stumps are removed. If an adult stag beetle is found it should be left alone to move to a place of safety unless it is in danger. If a stag beetle larva is found and cannot be re-buried where it was found, it should be re-buried in a safe shady place in the garden with as much of the original rotting wood as possible. Further information is available at: <https://ptes.org/campaigns/stag-beetles-2/stag-beetle-facts/>

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, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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 "A Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes