

BY EMAIL

MR NICHOLAS JENKINS
WILDERN ARCHITECTURE LTD
THE HAWTHORNS 105 DIBLES ROAD
WARSASH SOUTHAMPTON
SO31 9JL

Application	H/22/93513
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Thursday 24 November 2022

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

Application No. H/22/93513

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 27 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey front extensions to provide habitable accommodation in loft, new porch and alterations to the fenestration
Site: 242 LEIGH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3AW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 101 Rev A, LOC 01 and 001

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 101 Rev A.

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

Note to Applicant: Due to the presence of bats in the area and the potential for bats to take up new roosts at any time of year, it is requested that any work to the roof be done under ecological supervision.

Note to Applicant: It is recommended to install a bat brick and a swift brick in the new extension.

Note to Applicant: Small mammals such as hedgehogs (or badgers) must be protected during construction by ensuring that open pipes are capped at night and any excavations have an escape ramp (a rough slanted wooden board) fitted at night. Additional hedgehog habitat must be provided on site by adding a hedgehog house or habitat pile to the garden. Further information is available at: <https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>.

Note to Applicant: Any maintenance of vegetation such as the laurel hedgerow must be done outside of bird nesting season which is usually March through August. If this is not possible, the area to be cleared should be thoroughly checked by an ecologist immediately prior to clearance. If any active nests are found, they should be left undisturbed with a suitable buffer (ca. 5m) until nestlings have fledged.

Note to Applicant: Please ensure the landscaping recommendations outlined in Section 6.6.3 of the Preliminary Ecological Appraisal Report undertaken in October 2022 by Ecosupport will be implemented. It is recommended to plant night-scented flowering plants to attract additional food for bats.

Note to Applicant: Please note exterior lighting (if any is required) should be shielded and must not shine on the areas where the bat and swift bricks are installed, and not on vegetation that could be used by nesting birds, hedgehogs, or foraging bats.

Note to Applicant: Please note that the oak has a Tree Preservation Order and this type of work can be detrimental to the rooting system. You will therefore need to seek planning and arboricultural advice prior to any proposal.

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 that reads "Andy Grandfield". The signature is written in a cursive style with a large, looped 'A' and a trailing flourish.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes