

SC ARCHITECTURE LTD
ANCHOR HOUSE
SCHOOL LANE
CHANDLERS FORD
SO53 4DY

Application	H/22/93879
Please ask for	Alexandra Stone
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Monday 5 December 2022

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

Application No. H/22/93879

In pursuance of their powers under the above Act and in accordance with your application received on Monday 10 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Demolition of the conservatory to the rear. Ground floor front and side extension. Loft conversion to provide accommodation. External works to include vehicular access with dropped kerb.
Site:	41 COMMON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 4411-P-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 Notwithstanding the approved details no development, above dpc level, shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 No development shall start on site above dpc level until the access onto Common Road, including the footway and/or verge crossing shall be constructed in accordance with the approved plans. The first 1 metre into site across the frontage width of the site shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.
Reason: To provide satisfactory access and in the interests of highway safety.

Note to Applicant: In addition to this planning permission, separate permission is required from Hampshire County Council as Local Highway Authority to install the drop kerb. Details of this process can be found via the following link: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

Note to Applicant: We would like to draw your attention to the following ecological advice:

- Due to the previous presence of fish in the pond and the high concrete sides it is not likely that amphibians would be breeding in it. However, as a precaution, the pond must be drained at any time between September and March and not disturbed between March and September when amphibians such as toads or newts might have laid eggs there. Any plants or vegetation from the pond must not be released into the wild, as a precaution against spreading potentially invasive pond plants. The pond vegetation can be composted, buried or dried and burned.
- The small section of hedgerow at the front of the house should only be removed outside of nesting bird season, which is from March through August to avoid the possibility of disturbing any breeding birds.
- A bat box/brick or a swift nest box/brick can be installed. Built-in boxes are preferred as they do not require maintenance and cannot fall off. The garden could be enhanced by planting more flowering plants to attract pollinators. A hedgehog house could be installed in an undisturbed corner of the rear garden. 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 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>.

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, which appears to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes