

BY EMAIL

MR MATTHEW TATE
MDT DESIGN
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/22/94049
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Thursday 15 December 2022

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

Application No. H/22/94049

In pursuance of their powers under the above Act and in accordance with your application received on Monday 24 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey front and rear extension. New roof over existing side extensions. Log burner flue and elevational alterations. Mobile home during construction

Site: 13 MARLBOROUGH ROAD, CHANDLER'S FORD,
EASTLEIGH, SO53 5DJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01_ Rev B & 02_ Rev H.
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 on the application form.
Reason: To ensure a satisfactory visual relationship of the new development with the existing dwellings within the immediate vicinity.

- 4 All of the outline mitigation, compensation and enhancement measures set out within Section 5.6 of the Bat Survey Report (by Hampshire Ecological Services Ltd, dated September 2022) shall be installed on the site before the development is brought into use, unless otherwise stated within the approved bat survey report.
Reason: In the interests of ecology.
- 5 The first floor ensuite windows on the northern and southern side elevations shall be obscure glazed to Pilkingtons level 3 or equivalent and thereafter permanently maintained in that condition.
Reason: To protect the amenity and privacy of the adjoining residential properties.
- 6 The development hereby permitted shall not be brought into use until the mobile home has been removed from the site.
Reason: The mobile home is not a structure suitable for permanent retention on the site.

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: 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: It is recommended that the development is carried out in accordance with the following ecological advice:

- 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. Removal of potential habitat must not take place from November through March when animals may be hibernating. No fires should be lit on site.
- 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.
- The removal of any vegetation which might support nesting birds must be done outside of bird nesting season (which is normally between March and August). This would include any overhanging trees, shrubs and the climbing plant shown on the rear elevation. If this is not possible, then a nesting bird

check by a suitably qualified ecologist will be required within 24 hours before removal. If active nests are found the area must be cordoned off with a 5 m buffer and not disturbed until after the young have fledged and left the nest.

- The log burner flue must not be located near the proposed built-in bat and bird roosts.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

Yours faithfully

A handwritten signature in dark ink, appearing to read "A Grandfield", written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes