

MR PAUL DAVIES
CONSTRUCTION SERVICES
48 BROWNHILL ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 2EE

Application	H/22/93714
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
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Friday 16 December 2022

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

Application No. H/22/93714

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

Description: Ground and first floor extension and raising of roof to front, alterations to fenestration and single storey rear extension (amended plans and description)
Site: 20 MERRIELEAS CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 2FP

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: BLOC 01, LOC 01, Mil/01/22 Existing and Mil/01/22 Proposed 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 and approved plan Mil/01/22 Proposed Rev A.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The ground floor windows on the south-western elevation serving the lobby and open plan kitchen/diner [as marked on the approved plan Mil/01/22 Proposed Rev A] shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the windows shall be permanently maintained in that condition.

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

- 5 No development shall take place until details of the measures to be undertaken to protect the public sewers have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. Development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory protection of public sewers.

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.

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: 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>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

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: 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.

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 dark ink, appearing to read "A Grandfield". The signature is fluid and cursive, with the first letter 'A' being particularly large and stylized.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes