

BY EMAIL

MR ANDREW JOHNS
AJ DESIGN
94 HILTINGBURY ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5NZ

Application	H/22/93936
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@eastleigh.gov.uk

Thursday 22 December 2022

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

Application No. H/22/93936

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 11 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Partially raising the roof, extending the area of first floor accommodation
Site: 94 HILTINGBURY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5NZ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, A, B, C, D, E and F

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 used on the existing building.

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

- 4 The first floor window on the East elevation shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the window shall be permanently maintained in that condition.

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

- 5 The development shall be carried out in accordance with the biodiversity enhancements outlined in the Preliminary Bat Roost Assessment report by Vesper Ecology (dated December 2022), which includes two bat boxes being built into the new front wall and into the east wall of the approved first floor extension.

Reason: To ensure biodiversity enhancement.

Note to applicant: As recommended in the Preliminary Bat Roost Assessment report by Vesper Ecology, in the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. If bats are found, a mitigation license from Natural England will be required before work can continue. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-withbats/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, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes