

MR GRAHAM MEAD
22 OAKWOOD ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 1LX

Application	H/22/94129
Please ask for	Alexandra Stone
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Friday 30 December 2022

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

Application No. H/22/94129

In pursuance of their powers under the above Act and in accordance with your application received on Monday 7 November 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Raising the roof to provide first floor accommodation
Site: 22 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 1LX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P08, P04, P07, P09, P06, P02, P05, P03 and P01

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 development hereby permitted shall be implemented in accordance with the recommendations outlined in the Preliminary Bat Survey Report by 4Woods Ecology (December 2022). The boxes should be positioned at around 2-3m high (avoiding any branches that may be used by cats to catch emerging birds), in a sheltered location to avoid overheating in the sun or prevailing wind direction.

Reason: To protect and enhance biodiversity.

- 5 No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA.

Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

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 "Andy Grandfield". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes