

BY EMAIL

MR DUNCAN MCKELLAR
TEMPLE FORD DESIGN
SUITE K
THE ANCHOR BUSINESS CENTRE
SCHOOL LANE
CHANDLER'S FORD
EASTLEIGH
SO53 4DY

Application	H/22/94177
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell- best@eastleigh.gov.uk

Thursday 26 January 2023

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

Application No. H/22/94177

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 23 November 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side and rear extensions to form two bedroom annex. New flat roof for the living room lean to.
Site: 209 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 2DX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 900 Rev A, 901, 902, 903 Rev A, D01 Rev F, D02 Rev F, D03 Rev D, D04 Rev E and D07 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 plans D03 Rev D and D04 Rev E.

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

- 4 The annex hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation.

Reason: The property is not suitable for sub-division into two separate dwellings.

- 5 The development must accord with the arboricultural report reference GH2284.1. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference GH2284a.rev1b. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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.

- 6 All tree and hedge planting shall be carried out in accordance with the approved details as indicated on the block plan (reference D01 Rev F). For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

Note to Applicant: A toolbox talk by the consultant ecologist will be required to alert the builders and the applicant the need to minimise noise and vibration of the wall and to their responsibilities to stop work if any bats are found using this roost.

Note to Applicant: The north-western boundary hedge has already been cut back, outside of bird nesting season, in preparation for the building work. It should be maintained in this condition and not allowed to grow out. This will ensure that it is not attractive to nesting birds until after the extension has been completed.

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/imworking-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.

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'.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes