

MR CHRIS MCDERMOTT
CMC DESIGN ARCHITECTURAL SERVICES
23 MALIBRES ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5DS

Application	H/22/94316
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
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Friday 10 February 2023

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

Application No. H/22/94316

In pursuance of their powers under the above Act and in accordance with your application received on Friday 9 December 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: First floor front and rear extension at the rear, ground floor storey front, side and rear extension
Site: 18 RANDALL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 803/11/100 Rev A, 803/11/104 Rev A, 803/11/106 Rev A, 803/11/105 Rev A, 803/11/102, 803/11/103 and 803/11/101

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 listed in the application form.

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

- 4 The proposed side facing windows at first floor level, shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the windows are positioned at least 1.7 metres above the floor of the room in which they are installed.

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

- 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: If evidence of an active bird's nest is found during construction, a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

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: A hedgehog house at the far end of the garden would be a good biodiversity enhancement, in addition to a bat brick (on the eastern elevation) and a swift brick (western elevation preferred- because there is a bigger drop available) built into the side gable ends of the extension.

Note to Applicant: If any vegetation will need to be removed it must be done either outside of bird nesting season (which is March thorough August inclusive) or if this is not possible, then immediately after a check by a suitably qualified ecologist.

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: 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 "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