

BY EMAIL

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

Application	H/22/94369
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Wednesday 15 February 2023

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

Application No. H/22/94369

In pursuance of their powers under the above Act and in accordance with your application received on Monday 12 December 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: First-Floor Rear Extension & Single Storey Rear Extension
Site: 3 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Ch/05/22 Rev C, Ch/04/22 Rev C, Loc 01, Bloc 02 and Ch/01/22

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 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.

- 5 The proposed side facing first floor window which is to service a bathroom, shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the window is positioned at least 1.7 metres above the floor of the room in which it is/they are installed.

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

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 "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes