

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

Application	H/22/94328
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
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Wednesday 1 March 2023

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

Application No. H/22/94328

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 13 December 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolish existing garage, single storey front extension with addition of porch, new dropped kerb and alteration to fenestration. (Amended description and plans)

Site: 30 PINE CRESCENT, CHANDLER'S FORD, EASTLEIGH, SO53 1LL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 728/12/102, 728/12/103, 800/11/100, 800/11/104 Rev A, 800/11/105, 800/11/106, 800/11/107 Rev A and 800/11/108

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 Notwithstanding the approved plans 800/11/106. No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

Reason: To provide satisfactory access and in the interests of highway safety

- 5 Before the use of the development is commenced the existing access(es) from the site to Pine Crescent shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason: In the interests of highway safety

Note to Applicant: The applicant is advised to carry out the recommendation measures as set out in Section 5 of the Preliminary Roost Assessment Report - 30 Pine Crescent, Chandlers Ford, Hampshire, SO53 1LL - 23 May 2022 by Hampshire Ecological Services Ltd

Note to Applicant: The Preliminary Roost Assessment by Hampshire Ecological Services Ltd (23/05/2022) is valid for 12 months. If work is delayed, an updated assessment will be required.

Note to Applicant: In the extremely unlikely event that a bat is found should permission be granted, works should stop immediately and Natural England informed: <https://www.bats.org.uk/advice/bat-found-during-building-works>

Note to Applicant: Please be aware that separate consent to construct the access hereby approved will be required from Hampshire County Council as the Local Highway Authority. Details of this process can be found via the following link: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

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 that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes