

LAURENCE WRIGHT
BBD ARCHITECTS
HORSEFAIR ARCH
THE HORSEFAIR
ROMSEY
SO51 8EZ

Application	H/23/94887
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 24 May 2023

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

Application No. H/23/94887

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 15 March 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	First floor extension, new porch, & garage conversion with new flat roof and 4no. new windows. Replace existing tile hanging with timber cladding. New window to front elevation. Raised driveway with extended dropped kerb, new pedestrian access & landscaping. New Bi-fold & French doors to rear elevation with extended canopy and decking area (Amended H/22/94081)
Site:	2 CHARNWOOD GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 5QR

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1691/E/01, 1691/E/02 A and 1691/P/10 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 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 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 installed. Once installed the window shall be permanently maintained in that condition.

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

- 5 The development hereby permitted shall not commence until the following information has been submitted to and approved in writing by the local planning authority: an updated phase 2 bat survey report with the results of the three bat activity surveys required for the European Protected Species Mitigation (EPSM) license, evidence that the EPSM license has been granted and any additional mitigation required by the license.

Reason: To protect bats and their roosts.

- 6 The development hereby permitted shall be carried out in accordance with the mitigation details recommended in the submitted Bat Survey report by Hampshire Ecological Services (2022) or the most recent accepted ecological report. This includes a wildlife sensitive lighting scheme, removal or fencing of the non-native invasive plant wall cotoneaster so it cannot be spread into the wild, and protection for any nesting birds that might be using the hedge on the eastern boundary.

Reason: To protect habitats and species identified in the ecological surveys from adverse impacts during construction in accordance with the requirements of the NPPF to minimise impacts on biodiversity.

- 7 Prior to completion of works, the biodiversity enhancements outlined in the submitted Bat Survey report by Hampshire Ecological Services (2022) or the most recent accepted ecological report shall be implemented and approved in writing by the local planning authority.

Reason: To ensure biodiversity net gain as required by the National Planning Policy Framework and local planning policy.

- 8 The development hereby permitted shall not commence until a surface water drainage plan has been submitted to and approved in writing by the local planning authority.

Reason: To ensure no adverse hydrological or water quality impacts on the adjacent Hocombe Mead SINC, and the watercourse which is a tributary of the protected waters of the River Itchen and to ensure compliance with local plan policy DM6.

- 9 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.

Note to Applicant: The developers should be made aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, a secondary permission from HCC as Local Highway Authority will be required to undertake the proposed drop kerb widening works. Details of this process can be found via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

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". The signature is fluid and cursive, written in a professional style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes