

MR SEAN ADAMS
ADAMS PLANNING & PROJECT SERVICES LTD
EASTDOOWN FARM
JACOBSTOWE
OKEHAMPTON
DEVON
EX20 3RH

Application	H/23/94740
Please ask for	Dorothy Hei-Tung-Hoh
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Monday 15 May 2023

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

Application No. H/23/94740

In pursuance of their powers under the above Act and in accordance with your application received on Friday 3 March 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed two storey front extension. Single storey rear and side extensions.
Site: 65 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 5QA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 22-0812/LP1A, 22-0812/EBP1, 22-0812/E1, 22-0812/SP1, 22-0812/E2, 22-0812/2, 22-0812/LP1 and 22-0812/1

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 or otherwise be in accordance with those in the Application Form.

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

- 4 The annexe (single storey side extension) 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 MB230409-01. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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 Notwithstanding the information submitted to date, no development related works shall take place on site until a detailed Arboricultural Method Statement (as per BS5837:2012 Trees in Relation to Design, Demolition and Construction) is submitted to and approved in writing by the Local Planning Authority. The approved Method Statement must address the heads of term contained with the Impact Assessment and shall be adhered to in full. The approved Method Statement may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 7 The development hereby permitted shall be implemented in accordance with the recommendations and mitigation measures outlined in the Preliminary Bat Roost Assessment and Bat Surveys reports by Middlemarch Environmental Ltd (September 2022).

Reason: To ensure the development incorporates appropriate ecological mitigation and biodiversity measures.

Note to Applicant: Before the commencement of any works on the building, a European protected species mitigation license will be submitted to Natural England by a bat licensed ecological consultant on behalf of the applicant. Full details of the ecological mitigation measures approved in the license method statement will be submitted to and approved in writing by the local authority.

The development shall then be undertaken in accordance with the approved details.

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 dark ink, appearing to read "A Grandfield", written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes