

MR B SAUNDERS
CAS LTD
CHELDAGE
PEMBERS CLOSE
FAIR OAK
EASTLEIGH
SO50 7BN

Application	H/22/94064
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell- best@eastleigh.gov.uk

Thursday 15 June 2023

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

Application No. H/22/94064

In pursuance of their powers under the above Act and in accordance with your application received on Friday 4 November 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of the existing conservatory and garage. Two storey side and rear extension and part single storey rear extension and loft conversion. (Amended description and plans)

Site: 33 PANTHEON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2PD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P220-01, P220-10, P220-11, P220-12, P220-20 Rev B, P220-21 Rev C, P220-22 Rev B and P220-23 Rev B

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 with those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 4 The development hereby permitted shall be implemented in full with the recommended ecological enhancements outlined in Section 4.4 of the 4Woods – Full Bat Survey – May 2023. This will include the installation of a swift bird brick/box on the rear/western elevation of the house and the installation of a small bat brick/box on the front/eastern elevation.

Reason: To protect wildlife species

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 called. 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: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner

Note to Applicant: You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier(s) where the building owner intends to carry out work which involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at www.communities.gov.uk

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