

MR ROB WILES
KODE ARCHITECTURE
47 RAMLEY ROAD
LYMINGTON
SO41 8GZ

Application	H/23/95086
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
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Thursday 15 June 2023

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

Application No. H/23/95086

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

Description: Erection of first floor side extension
Site: 39 HIGHFIELD ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 2JW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: KA/2022/J28.01, KA/2022/J28.02, KA/2022/J8.03, KA/2022/28.04 Rev 4, KA/2022/J28.05, KA/2022/J28.06 and KA/2022/J28.07

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 Prior to the installation of the zinc cladding, full details of the type, colour and texture shall be submitted and approved by the Local Planning Authority.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 4 The brickwork shall match as closely as possible in type, colour and texture, those used on the existing building.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 5 The first floor window on the eastern elevation serving the ensuite [as marked on the approved plan KA/2022/J28.06] shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed, the window shall be permanently maintained in that condition.

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

- 6 The development hereby permitted shall not be brought into use until a minimum of 3no. car parking spaces have been provided within the curtilage of the site. The parking spaces shall thereafter be maintained and kept available for vehicle parking.

Reason: To ensure the adequate provision of on-site parking in the interest of highway safety, in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

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: Biodiversity enhancements have been recommended:

A bat brick and/or a swift brick may be appropriate biodiversity enhancements for this building. Built-in bricks or boxes are preferable to externally mounted boxes because they do not need maintenance and cannot fall off.

The Bat Conservation Trust recommends installing a bat brick/box at least 4m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west.

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

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