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Application	H/23/95227
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Wednesday 21 June 2023

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

Application No. H/23/95227

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 10 May 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Roof alterations and extensions to create first floor living accommodation with 2no. front and rear dormer windows, front porch and garage conversion (Resubmission H/23/94738)
Site: 10 DRUMMOND WAY, CHANDLER'S FORD, EASTLEIGH, SO53 1TX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 8224 P01 Rev B, 8224 P02 Rev A, 8224 P03, 8224 P04 Rev C, 8224 P05 Rev B, 8224 P06 Rev B and 8224 P07 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 must match as closely as possible, in type, colour and texture those shown on the approved elevations plans (drawing 8224 P06RevB.
Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The development hereby permitted shall not be brought into use until a minimum of two car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available.
Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.
- 5 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.
- 6 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.

Note to Applicant: The development should be carried out in accordance with the following ecology advice:

- 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/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.
- It is recommended that one swift brick/nest box (on the eastern or western elevation) and one built-in bat box is installed at the property as biodiversity enhancements.
- The Bat Conservation Trust recommends installing a bat brick/box at least 4 m 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. (<https://www.bats.org.uk/our-work/putting-up-your-box>)
- 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. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)
- The addition of night-flowering scented plants to the garden such as night scented stock and honeysuckle will attract moths as food for bats and would also be a good enhancement.

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