

MR TERRY MARSTON
MARTECH BUILDING DESIGN LTD
4 COMMON CLOSE
CHANDLER'S FORD
EASTLEIGH
SO53 1HF

Application	H/23/95156
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Friday 23 June 2023

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

Application No. H/23/95156

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: Side & rear single storey extensions & off road parking.
Site: 36 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AS

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 06, 07, 12, 04, 02, 05, 10, 09, 13, 01, 03, 08 and 11

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 No utilisation of the proposed driveway 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: It is requested to apply for an appropriate licence to undertake the works from HCC, and information on this can be found via the following web site: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

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 informed. 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>.

Note to Applicant: It is requested that no additional hedge loss along the frontage to Nichol Road. It is also recommended to plant a new tree that will contribute to the street scene along Nichol Road.

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, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes