

MR JIM GRIFFITHS
11 OCTAVIA GARDENS
CHANDLER'S FORD
EASTLEIGH
SO53 2PX

Application	H/23/94509
Please ask for	Dorothy Hei-Tung-Hoh
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Wednesday 28 June 2023

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

Application No. H/23/94509

In pursuance of their powers under the above Act and in accordance with your application received on Monday 23 January 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Proposed bedroom and shower en suite extension above existing single storey attached garage. Plan area is same footprint as existing garage. External walls to be extended vertically, with vertical tile hanging to match existing. Front roof slope of new double pitched roof to line through with existing front roof slope of existing house. New roof to incorporate existing profiled concrete roof and ridge tiles. Two new upvc white windows as existing, rainwater goods, fascias and bargeboards white, as existing.
Site:	11 OCTAVIA GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 2PX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: OG 03 Rev PL B, OG 04 Rev PL A, OG 06 Rev PL A, OG 05 Rev PL, OG 08 Rev PL, OG 14 Rev PL, OG 13 Rev PL, OG 11 Rev PL, OG 07 Rev PL, OG 12 Rev PL, OG 10 Rev PL, OG 02 Rev PL and OG 01 Rev PL

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.

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

- 4 No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to a Public Right of Way as to cause obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the public right of way at all times.

Reason: To limit the impact the development has on the amenity of the locality

Note to Applicant: Where Public Rights of Way are close to application sites or are used for access to the development site, applications must show these Rights of Way on the submitted plans and detail how they will be accommodated within the proposals. Government guidance requires that applications should not be validated unless such a plan has been submitted.

Note to Applicant: Nothing connected with the development, or its future use, shall have an adverse effect on the Public Rights of Way, which must always remain available for safe public use at all times.

Note to Applicant: Should the developer identify the need to temporarily close or adjust a PROW, they should follow the guidance on the Hampshire County Council website. This includes further information on the duties as a land owner and/or developer, found at Landowners guide to public rights of way | Hampshire County Council (hants.gov.uk).

Note to Applicant: Granting of planning permission does not grant the applicant access rights to the site via the PROW network and separate consent is required.

Note to Applicant: All vehicles that would be legitimately accessing the site via a Public Right of Way should give way to public users, which could include horse-riders and cyclists, at all times. In cases with legitimate vehicular access a Construction Traffic (or Environmental) Management Plan (CTMP) should be submitted to, and approved by, Hampshire Countryside Service as Highway Authority prior to any approval by the Planning Authority, and prior to commencement, to ensure the protection of biodiversity and public safety

Note to Applicant: There must be no surface alterations to a Public Right of Way without the consent of Hampshire County Council as Highway Authority. Planning permission under the Town and County Planning Act (1990) does not

provide this and separate consent is required. To carry out any such works without this permission would constitute an offence under Section 131 of the Highways Act (1980).

Note to Applicant: No works to the surface of the Public Right of Way shall be carried out without prior approval of the Area Countryside Access Manager. Any damage caused to the surface of the Public Right of Way by construction traffic will be required to be restored to the satisfaction of the Area Countryside Access Manager upon the completion of the build.

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/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: It is recommended to install one bat box on a south facing wall. If it is possible to build a bat brick or box into the gable end of the building this is preferred to an externally mounted box. Built-in features do not require maintenance and cannot fall off. It is also recommended the installation of sparrow terraces and planting flowering species of native tree and shrubs as biodiversity enhancements. Sparrows will also nest in swift nest boxes which can be built into the new extension.

Note to Applicant: If any birds are actively nesting in the area which would be impacted by the proposal and the works cannot be done outside of bird nesting season, a close inspection by an ecologist will be required just prior to the start of works.

Note to Applicant: If there is an active bird nest, all work must stop until the birds have fledged and left the nest.

Note to Applicant: Please note that there are decommissioned foul sewer crossing the development site. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read the New Connections Charging Arrangements documents which are available on the website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements . And It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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 written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes