

SC Architecture Ltd  
Anchor House  
School Lane  
Chandlers Ford  
SO53 4DY

|                |                                |
|----------------|--------------------------------|
| Application    | H/23/94978                     |
| Please ask for | Summer Sharpe                  |
| Direct dial    | 023 8068 8841                  |
| Working hours  | Mon to Fri 8:30am to 5pm       |
| Email          | summer.sharpe@eastleigh.gov.uk |

Monday 24 July 2023

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

Application No. H/23/94978

In pursuance of their powers under the above Act and in accordance with your application received on Monday 24 April 2023 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Demolition of summer house. Two storey extension to existing annex. First floor extensions over existing annex, connecting to main house.

**Site:** 3 COULTAS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BA

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 4468-P-01 Rev B, 4468-P-03 and 4468-P-02

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development must accord with the arboricultural report reference 'AIA Coultas Rd Rev A'. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference '3 Coultas Rd Tree Protection Plan rev annot'. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection

measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 4 No storage of building materials or equipment shall be sited within 20m of the northern boundary of the adjoining the watercourse during the construction period associated with the development hereby permitted.

Reason: To prevent sediments/ contaminants from entering the watercourse, to protect the water quality of the watercourse to the north.

- 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 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.

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: 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: The Applicant is advised to enhance biodiversity by installing a bird box and/or bat box to either the host dwellinghouse or approved two-storey side extension. Hampshire Swifts may be able to help with installation of swift nest boxes on the house. Additional information is available at <https://www.hampshireswifts.co.uk/>.

Note to Applicant: If any vegetation on site is required to be pruned to

accommodate the construction works, this must be done outside of nesting bird season (March through to August), or immediately after a check for nesting birds by a suitably qualified ecologist. If any active nests are found in an area which would be impacted by the work, all work must stop immediately. A 5m buffer should then be erected to protect the nest from disturbance until after the chicks have fledged and left the nest.

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