

MR MICHAEL UNSTED
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16 HAZEL CLOSE
CHANDLER'S FORD
EASTLEIGH
SO53 5RF

Application	H/23/94798
Please ask for	Claire Campbell-Best
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Wednesday 16 August 2023

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

Application No. H/23/94798

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 2 March 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Roof alterations to provide first floor habitable accommodation with front and rear velux windows, and alterations to fenestration
Site: 20 SYCAMORE AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 5RH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 001, 003, 004 and 005
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 listed in The Materials Section of the application form and approved plan (Proposed Floor Plans and Elevations 003)

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 No excavation, demolition or development related works, including placement of goods, chemicals, fuels, soil or other materials, shall take place within the calculated Root Protection Area – defined as a distance of 12 times the diameter of the stem (as measured at 1.5m) – of any tree protected under Tree Preservation Order legislation.

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

- 5 The development hereby permitted shall be implemented in full with the recommended ecological enhancements outlined in Appendix 1 Section: (Mitigation, Enhancement and Protection) of the Chase Ecology Consultancy - Emergence Survey Report (Bats) - July 2023. This will include a bat block on the eastern elevation and a swift block on the north elevation of the property.

Reason: To protect wildlife species

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 boundary fencing on the eastern, southern, and western boundaries will have a 15 x 15 cm hole at ground level to allow hedgehogs free access through the site.

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



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes

