

MR PHILIP EVANS
24 KINGSWAY
CHANDLER'S FORD
EASTLEIGH
SO53 1EN

Application	H/23/95576
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell-best@eastleigh.gov.uk

Tuesday 3 October 2023

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

Application No. H/23/95576

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 27 July 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Garage extension
Site: 24 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1EN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 24KW-GGE_001 and 24KW_GGE_002

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.

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

- 4 The development must accord with the Tree Protection Plan reference 24KW/TPP/AC1. No excavation, demolition or development related works shall commence until the tree

protection measures have been installed as per the tree protection plan (if applicable). 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 LPA.

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

Note to Applicant: Biodiversity enhancements are required. A bat brick, bat tile or bat box may be appropriate for this building or a swift nest box could be added to the house.

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>)

Additional information is available at: <https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>,
planting for bats <https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf> - Stars of the Night guide to attract bats into your garden <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>
<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>
<https://www.hampshireswifts.co.uk/nesting>
<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help/birds/nestboxes/nestboxes-for-small-birds/>
<https://www.swift-conservation.org/OurLeaflets.htm>
<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

- 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.

Yours faithfully



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes