

SC ARCHITECTURE LTD
ANCHOR HOUSE
SCHOOL LANE
CHANDLERS FORD
SO53 4DY

Application	H/23/95655
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Monday 9 October 2023

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

Application No. H/23/95655

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 18 July 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of garage to create single storey side extension with two storey rear extension. Addition of home gym garden building in replacement of existing sheds at the rear of the garden.

Site: 24 COULTAS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 5000-P-100 and 5000-P-101 Rev A

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 The home gym hereby permitted must be used only for purposes incidental to the enjoyment of the dwelling house and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: To protect the amenities of nearby residents.

- 5 The development must accord with the arboricultural report revision 2 (no reference). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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.

- 6 No development or demolition work shall start until a precautionary working method statement has been submitted to and approved in writing by the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: To protect and enhance biodiversity.

Note to Applicant: The work at the rear end of the garden must be done outside of breeding bird season (March through August) if possible. If the work must be done during breeding bird season a nesting bird check must be done immediately prior to the start of work. Any active nests must be protected from disturbance by a 5 m buffer until after the young have fledged and left the nest.

Note to Applicant: If any work affecting the front dormers and the north face of the roof, Phase 2 bat activity surveys are required. 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: New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk) and supersedes all previous guidance

Note to Applicant: If hedgehogs are found, please left to move away on their

own to a place of shelter. If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 80. Further information is available at: <https://www.britishhedgehogs.org.uk/wp-content/uploads/2019/05/developers-1.pdf>

Note to Applicant: Hedgehog holes (13 x 13 cm minimum) must be included in the baseboards of any closed board fences to allow the free passage of small mammals through the garden. A bat brick and a swift brick may also be appropriate for this building as biodiversity enhancements. 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>)

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 that reads "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes