

MR SAMUEL DOSWELL
DOSWELL PROJECTS,
UNIT 14/15 MONKS BROOK IND PARK
SCHOOL CLOSE
CHANDLERS FORD
SO53 4RA

Application	H/23/95513
Please ask for	Summer Sharpe
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Wednesday 11 October 2023

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

Application No. H/23/95513

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

Description: Construction of two-storey rear/ side extension, single storey rear extension and elevational alterations.
Site: 17 MALIBRES ROAD, CHANDLER'S FORD, EASTLEIGH,
SO53 5DS

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:
 - Location and Block Plans 199/001 Rev A
 - Existing Floor Plans 199/002
 - Existing Elevations 199/003
 - Site Plan 199/100 Rev F
 - Proposed Floor Plans 199/101 Rev E
 - Proposed Elevations 199/102 Rev D

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

- 3 The development must accord with the arboricultural report reference MB230214-01. 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 Local Planning Authority.

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

- 4 The materials to be used must match as closely as possible, in type, colour and texture those laid out on approved plan referenced Proposed Elevations 199/102 Rev D.

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

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (September 2023), 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, this could be by installing a bird box and/or bat box to either the host dwellinghouse or approved two-storey 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/>.