

MS LESLEY HALLY
L A HALLY ARCHITECT
11 CHARLECOTE MEWS
STAPLE GARDENS
WINCHESTER
HAMPSHIRE
SO23 8SR

Application	H/23/95918
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@eastleigh.gov.uk

Wednesday 18 October 2023

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

Application No. H/23/95918

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 19 September 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of existing single story rear existing to create Single-storey rear extension with chimney flue, alterations to the fenestration.

Site: 1 LAKEWOOD CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1EY

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
768.SU.SITE, 768.PL.SITE, 768.SU.002, 768.SU.001, 768.PL.002, BIO001, 768.SU.LOCATION, 768.SU.SITE, 768.SU.BLOCK, 768.PL.SITE, 768.PL.BLOCK, 768.SU.003, LOC007, ROOST009, 768.PL.001, 768.PL.003, DESACC010, BIO011, BIO012

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 mitigation recommendations set out within recommendations in the Preliminary Roost Assessment and BMEP Report (submitted 30th Aug 2023) shall be implemented in full prior to commencement of development and shall be adhered to during the construction phase until the development is complete.

Reason: In the interests of protection of wildlife and supporting habitat.

- 5 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-helpbirds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

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/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

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 dark ink, appearing to read "A Grandfield". The signature is fluid and cursive, with the first name "A" being particularly prominent.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes