

MR IAN KNIGHT  
KNIGHT ARCHITECTURAL DESIGN  
UNIT 7 THE QUARTERDECK  
PORT SOLENT  
PORTSMOUTH  
PO6 4TP

|                |                                       |
|----------------|---------------------------------------|
| Application    | H/23/95748                            |
| 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 |

Thursday 26 October 2023

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

Application No. H/23/95748

In pursuance of their powers under the above Act and in accordance with your application received on Friday 28 July 2023 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Alterations to the extant scheme (reference: H/23/94941) with the rear bay window omitted and squared off.  
**Site:** 4 CASTLE LANE, CHANDLER'S FORD, EASTLEIGH, SO53 4AG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: KAD 03 A EX, KAD 04 A EX, KAD 02 A EX, KAD 01 A EX, KAD 01 A PP Rev B, KAD 03 A PP, KAD 02 A PP Rev B and KAD 04 A PP

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.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The development hereby permitted shall be implemented in accordance with the recommendations outlined in the Bat and Bird Scoping Survey by Crossman Associates (May 2022). This includes the installation of built-in nest boxes, sparrow nest boxes and built-in bat brick. Enhancing the garden with flowering plants to attract pollinators and night scented plants to attract moths is also recommended.

Reason: To protect and enhance biodiversity.

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: Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: [developerservices.southernwater.co.uk](https://developerservices.southernwater.co.uk) and please read the New Connections Charging Arrangements documents which are available on the website via the following link: [southernwater.co.uk/developing-building/connection-charging-arrangements](https://southernwater.co.uk/developing-building/connection-charging-arrangements)

Note to Applicant: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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](http://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 (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.

Yours faithfully

A handwritten signature in black ink, appearing to read "N. Parker", with a horizontal line drawn underneath the name.

Nicholas Parker  
Planning Manager

N.B. See Attached Notes