

TONY ALLEN
THE OLD FIRE STATION EC
SALT LANE
SALISBURY
SP1 1DU

Application	F/23/95680
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
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Wednesday 8 November 2023

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

Application No. F/23/95680

In pursuance of their powers under the above Act and in accordance with your application received on Friday 21 July 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	External alterations to first floor to include installation of new windows.
Site:	105-111 WINCHESTER ROAD, CHANDLERS FORD, SO53 2GH

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: 23.1371/301 (Location and Block Plan); 23.1371/002 (Existing Ground Floor Plan); 23.1371/006 (Existing Elevations A and B); 23.1371/005 (Existing Elevations SE and SW); 23.1371/007 (Existing Elevations NE and NW); 23.1371/304 (Proposed Site Plan with Context); 23.1371/202 B (Proposed SE and NW Elevations); 23.1371/304 B (Proposed 1F Plan); 23.1371/305 A (Proposed Elevations A and B Rear 1F Conversion);

23.1371/303 A (Existing 1F Plan); and 23.1371/20 B (Proposed SE and NW Elevations).

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

- 3 The brickwork and window frames to be used shall match as closely as possible to those used on the existing building, unless alternative details are first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual relationship between the new development and the existing, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 4 The windows marked as 'obscured' on Plans ref. 23.1371/201 B and 23.1271/305 A, shall be glazed with obscure glass to Pilkington Level 3 or equivalent with no more than a top hung opening top-light, and shall be retained in that condition thereafter.

Reason: To protect the privacy of neighbouring residential occupiers, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: Ecology advice:

- Work should be carried out between September and February to avoid bird nesting season. If this is not possible, then it can only be done immediately after a breeding bird check by a suitably qualified ecologist. If any active bird nests are found in the building or the yew tree they must be protected from disturbance by a 5m buffer until after the chicks have fledged and left the nest.
- In the unlikely event of any bats being found during construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at: I've found a bat during works - I'm working on a building with bats - Bat Conservation Trust
- A bat brick/box or swift brick/box would provide appropriate biodiversity enhancement for the building. 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: Home - Bat Conservation Trust (bats.org.uk)
- 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.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes