

MR JULIAN BOSWELL
CRAFTED ARCHITECTS
410 THE GRANGE
ROMSEY ROAD
STONYMARSH
SO51 0AE

Application	H/23/95853
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 9 November 2023

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

Application No. H/23/95853

In pursuance of their powers under the above Act and in accordance with your application received on Saturday 16 September 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Remodelling of roof and replacement of roofing material, internal alterations, alterations to fenestration, removal of chimney
Site: 150 HILTINGBURY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5NS

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: D-310, LOC 01, D-220, D-510, D-111, D-311, D-210 and D-110

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 or the following plans numbered: D-310.

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

- 4 No additional or altered windows shall be constructed in the first floor elevations of the development hereby approved.

Reason: To protect the amenity and privacy of the adjoining residential properties.

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 I've found a bat during works - I'm working on a building with bats - Bat Conservation Trust

Note to Applicant: A replacement nest box for house sparrows is proposed on the rear north-eastern gable of the garage as compensation for the loss of this nesting space.

Note to Applicant: As compensation for the loss of the potential bat roost features shown in the report a bat box must also be added, either built into or externally mounted on the building or attached to a suitable mature tree in the garden. Even though bats were not seen using these features at the time of the emergence survey the loss of the features would represent a loss of potential roosting opportunities.

Note to Applicant: The biodiversity enhancement recommendation of at least 3 flowering shrubs from the RHS Pollinator list is suitable. It is also recommended to add night flowering scented plants to attract moths as food for bats.

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 (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 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