

MR RANJEET SHAHI
RS STUDIO
DIRECTOR GENERAL'S HOUSE
15 ROCKSTONE PLACE
SOUTHAMPTON
SO15 2EP

Application	H/23/96072
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell-best@eastleigh.gov.uk

Tuesday 5 December 2023

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

Application No. H/23/96072

In pursuance of their powers under the above Act and in accordance with your application received on Friday 6 October 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey front/side extension and single storey rear extension (Part Retrospective)
Site: 12 COMMON CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1HF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1606-P-01-A and 1606-P-03-F.

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

- 2 The single storey front/side extension 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 With three months of the date of this decision, the window on the northwestern elevation serving the kitchen [as marked on the approved plan 1606-P-03-F] shall be amended to be obscure glazed to Pilkingtons level 3 or equivalent. Once amended, the window shall be permanently maintained in that condition.

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

Note to Applicant: It is advised to cover excavations and open pipes at night or adding a rough slanted board to allow the escape of any animals that might fall in during the night. Any hedgehogs or toads found on site must not be disturbed but be allowed to move on their own to a place of safety.

Note to Applicant: Biodiversity enhancements have been recommended. Built in bat and swift nest bricks/boxes are preferred. Swift boxes can be used by other species if swifts are not using them. Bee bricks, log and brushwood piles and planting native species which produce fruit and seeds for pollinators are also recommended.

Biodiversity enhancements have been recommended. A bat brick/box and a swift brick/nest box may be appropriate to build into the extensions. Built in boxes do not require maintenance and cannot fall off.

The Bat Conservation Trust recommends installing a bat brick/box at least 4m 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.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-help-birds/nestboxes/nestboxes-for-small-birds/>

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

Note to Applicant: It is requested that the building works are carried out considerably 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: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for development that has been commenced and/or been completed.

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes