

MICHAEL UNSTED
16 HAZEL CLOSE
CHANDLER'S FORD
EASTLEIGH
SO53 5RF

Application	H/26/101354
Please ask for	Alexandra Stone
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Friday 2 October 2026

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

Application No. H/26/101354

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 5 May 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Loft conversion with front and rear facing dormers with side extension and alterations to the fenestration to include front gable.
Site:	1 SYCAMORE AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 5RJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 004-KEEFE-PR-1709-A1., 003-KEEFE-PR-1709-A4, 002-KEEFE-SP-1709-A3, 002-KEEFE-LP-1709-A4, 005-KEEFE-PR-1709-A1 and 002-KEEFE-SP-1709-A3 Rev A.

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 to those listed in the Materials Section of the application form and stated on the approved proposed plans.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The first floor windows on the east facing elevation [as marked on the approved plan] shall either be:
a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening topight:
OR
b) positioned at least 1.7 metres above the floor of the room in which [it is/ they are] installed.
Once installed the window[s] shall be permanently maintained in that condition.

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

- 5 The development must accord with the arboricultural report reference D2519AIA. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

- 6 The temporary fencing hereby approved shall be removed within 1 year of the date of this permission'.

Reason: In the interest of long term visual amenity, in accordance with policy DM1 of the Eastleigh Borough Local Plan (2016-2036)

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 informed. 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>.

Any affected vegetation with the potential to support nesting birds should be cut to near ground level (approximately 30cm) outside the bird breeding season (which is late February to August inclusive), although active nests can occur outside this period. If this is not possible, and vegetation has to be removed during the nesting season, then it should be inspected (by an ecologist) for nests immediately prior to removal of the vegetation. If any active nests are found prior to or during works, an appropriate buffer zone should be established around them and be temporarily fenced off to prevent plant or personnel disturbing the nest until the end of the breeding bird season (or until the nest is no longer in use i.e. the young have fledged and left the nest).

A walkover of the site to update the survey information is undertaken prior to the development commencing if this does not occur before the end of August 2027.

The recommendations for biodiversity enhancements listed in section 5.6 and shown in figure 5 are appropriate and must be implemented. These include 2 swift nest boxes, a bat box/brick, and bat-sensitive lighting.

Built-in boxes are preferred to externally mounted boxes as they do not need maintenance and cannot fall off. The additional recommendations for flowering plants given in section 12, Appendix D are helpful and would be good, but are not required.

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