

MR CHRIS MCDERMOTT
CMC DESIGN ARCHITECTURAL SERVICES
23 MALIBRES ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5DS

Application	H/23/96029
Please ask for	Claire Campbell-Best
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Wednesday 31 January 2024

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

Application No. H/23/96029

In pursuance of their powers under the above Act and in accordance with your application received on Monday 18 September 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Two storey rear extension, part two storey/part first floor side extension to include a new first floor rear terrace and alterations to existing fenestration. (Amended description and plans)
Site:	GUILLEMOT HOUSE, 9 MARINERS CLOSE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4PD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans:

Proposed Site Plan	847/07/100 Rev A
Existing Floor Plans	847/07/101
Existing Roof Plans	847/07/102
Existing Elevations	847/07/103
Proposed Floor Plans	847/07/104 Rev A
Proposed Roof Plan	847/07/105 Rev A
Proposed Elevations	847/07/106 Rev B

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 those listed on approved plan 847/07/106 Rev B.

Reason: To ensure satisfactory visual appearance in the interest of the amenities of the area.

- 4 Prior to the first use of the first floor rear terrace, the 1.8m obscure privacy screening shall be implemented in accordance with the approved plans. These features shall thereafter be retained.

Reason: In the interests of protecting of protecting neighbouring amenities.

- 5 No excavation, demolition or development related works shall take place on site until a scale and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full 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 development hereby permitted shall not be brought into use until a minimum of three car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure the adequate provision of on-site parking for the purpose of highway safety.

- 7 The development hereby permitted shall be implemented in full with the recommended ecological enhancements outlined in Section 5.6 of Preliminary Ecological Assessment and Preliminary Roost Assessment report by Hampshire Ecological Services (January 2024). This will include the installation

of a built-in bat and swift brick/box and a 32mm hole bird box which should be attached to the exterior wall of the building as well as precautionary measures including supervised works and the limitation of noise during construction works and lighting thereafter works are complete.

Reason: To protect wildlife species

- 8 No construction or demolition work shall start until a Method Statement has been submitted to and approved in writing by the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
- a) location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;
 - b) the arrangements for deliveries associated with all construction works, loading/unloading of plant and materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];
 - c) the parking of vehicles of site operatives and visitors;
 - d) measures to control the emission of dust and dirt generated by demolition and construction;
 - e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - f) provision for storage, collection, and disposal of rubbish from the development during construction period;
 - g) measures to prevent mud and dust on the highway during demolition and construction;
 - h) protection of pedestrian routes during construction

Construction work shall take place only in accordance with the approved details.

Reason: To limit the impact the development has on the amenity of the locality

Note to Applicant: No vegetation is currently proposed to be removed to accommodate this proposal, however if this changes the guidelines in section 7 of the Preliminary Ecological Assessment and Preliminary Roost Assessment report by Hampshire Ecological Services (January 2024) must be followed in order to protect nesting birds.

Note to Applicant: The addition of flowering plants and/or shrubs would provide resources for pollinators, which would provide food for bats and birds.

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, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes