

OGI RISTIC
C/O SUTTON HOUSE
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LONDON
E9 6JQ

Application	H/23/96435
Please ask for	Claire Campbell-Best
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Friday 9 February 2024

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

Application No. H/23/96435

In pursuance of their powers under the above Act and in accordance with your application received on Monday 27 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension, loft conversion to include hip to gable roof alterations and rear dormer and front porch
Site: 73 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1FH

Subject to due compliance with the following conditions:

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

Location Plan - 102_010_A
Site Plan - 102_020
Existing Ground Floor Plan - 102_030
Existing First Floor Plan - 102_040
Existing Attic Plan - 102_050
Existing Roof Plan - 102_060
Existing Front and Rear Elevations - 102_070
Existing Side Elevations - 102_075
Existing Sections - 102_080
Proposed Ground Floor Plan - 102_110
Proposed First Floor Plan - 102_111

Proposed Loft Plan - 102_112_B
Proposed Roof Plan - 102_113
Proposed Front and Rear Elevations - 102_200_A
Proposed Side Elevation - 102_210_A
Proposed Section - 102_300

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 in the Materials Section of the application form and approved plan 102_200_A (Proposed Front and Rear Elevations).

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

- 4 No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. The approved documents 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.

- 5 The development hereby permitted shall be implemented in full with the recommended ecological enhancements outlined in Section 5.2 of the Eco Logic Bat and Protected Species Survey - January 2024. The following provisions should be included;
 - One bat roosting provision - positioned upon a wall of the dwelling or upon an on site tree, at a minimum height of 4m
 - One bird nesting provision - positioned upon the wall of the dwelling or upon an on-site tree, at a minimum height of 2m
 - One invertebrate provision - positioned in a sunny location, at a minimum height of 1m

Reason: To protect wildlife species

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 <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: As a precautionary measure during the works, any excavations or pipework, which are to remain open overnight, should be fenced or covered to prevent potential access to these areas by fox, hedgehog etc., which could cause entrapment or injury, with a suitable small animal escape ramp in the unlikely event of entrapment.

Note to Applicant: New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk)

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