

MR JOHN ESSEX
J DESIGN & PLANNING LTD
78 PITMORE ROAD
EASTLEIGH
SO50 4LW

Application	H/23/96545
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

Monday 12 February 2024

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

Application No. H/23/96545

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 5 December 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Roof alterations to include; raising of ridge height, front and rear hip-to-gable ends, side dormer window and 3no. rooflights to provide first floor accommodation, single storey rear/side extension and alterations to existing fenestration.
Site:	211 LEIGH ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3AX

Subject to due compliance with the following conditions:

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

Existing and Proposed Location, Site, Elevation and Floor Plans - 472_03

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 email from agent dated 12 February 2024.

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

- 4 The first floor dormer windows on the northwestern elevation [as marked on the approved plan 473_03] shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only.

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

- 5 No development shall take place until details of the measures to be undertaken to protect the public sewers have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. Development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory protection of public sewers.

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>.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

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