

MR NASIR ALI
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SHIRLEY
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Application	H/23/96598
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Wednesday 21 February 2024

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

Application No. H/23/96598

In pursuance of their powers under the above Act and in accordance with your application received on Friday 15 December 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	front porch, alterations to the rear fenestration, raising the roof height by 200mm to the single storey side and rear flat roof additions (Amended description)
Site:	21 GORDON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 06 Rev P14, 04 Rev P14, 02 Rev P14, 01 Rev P14, 07 Rev P14, 03 Rev P14 and 05 Rev P14

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building or otherwise be in accordance with those in the Application Form or the following plans numbered: 06 Rev P14 and 07 Rev P14.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The proposed side facing first floor window shall be obscure glazed to Pilkingtons Level 3 or greater, with no opening parts less than 1.7 metres above the floor level of the room.

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

- 5 No excavation, demolition or development related works shall take place on site until a scaled 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 Within 3 months from the date of this permission, a biodiversity enhancement plan, for the protection of bats and other wildlife shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect and enhance biodiversity.

Note to Applicant: If any bats or signs of bats are 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: If any other wildlife is found on site, all work must stop, and an ecological consultant should be asked for advice.

Note to Applicant: Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read the New Connections Charging Arrangements documents which are available on the website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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 that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes