

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

Application	H/23/96567
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

Tuesday 27 February 2024

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

Application No. H/23/96567

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 21 December 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: First floor rear and single storey rear/side extensions with raised rear patio
Site: 111 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1JD

Subject to due compliance with the following conditions:

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

Location and Proposed Site Plan - 876/11/100
Existing Floor and Roof Plans - 876/11/101
Existing Elevations - 876/11/102
Proposed Floor and Roof Plans - 876/11/103
Proposed Elevations - 876/11/104

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 Materials Sections of the application form and approved drawing 876/11/104 (Proposed Elevations)

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

- 4 The development hereby permitted shall be implemented in full with the recommended ecological enhancements outlined in Section 5.6 of the Preliminary Roost Assessment report by Hampshire Ecological Services (February 2024). This will include the installation of sensitive lighting (for bats and other wildlife) and new bird nesting provision.

Reason: To protect wildlife species and to ensure biodiversity net gain as required by the National Planning Policy Framework

- 5 The demolition of the shared outbuilding shall be carried out under ecological supervision. If any bats are found, work must stop and a licence from Natural England must be applied for.

Reason: To protect wildlife species.

Note to Applicant: Montbretia (*Crocasmia crocosmifolia*) an invasive plant has been identified within the rear garden. It is illegal to allow this plant to spread into the wild, so care will need to be taken to keep any soil from this area on site. Alternatively, it can be disposed of as hazardous waste by a licensed contractor.

Note to Applicant: If there are any active bird nests, all work must stop and a 5m buffer created to prevent the nest from being disturbed until after the young have fledged and left the nest.

Note to Applicant: 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: You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier where the building owner intends to carry out work which involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at www.communities.gov.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, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes