

MR STUART NASH
OAK TREE COTTAGE
BRISLANDS LANE
FOUR MARKS
ALTON
GU35 5AE

Application	H/24/96696
Please ask for	Claire Campbell-Best
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Wednesday 6 March 2024

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

Application No. H/24/96696

In pursuance of their powers under the above Act and in accordance with your application received on Monday 15 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Proposed side dormer, single storey rear extension following demolition of existing conservatory and alteration to existing fenestration
Site:	39 RANDALL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AJ

Subject to due compliance with the following conditions:

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

Site Location Plan - IBA33-01-01
Block Plan - IBA33-01-02
Existing Floor Plans - IBA33-01-03
Existing Elevations - IBA33-01-04
Proposed Floor Plans - IBA33-01-05
Proposed Elevations - IBA33-01-06

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 IBA33-01-06 (Proposed Elevations).

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

- 4 The first floor windows on the northern dormer serving the ensuite and dressing room [as marked on the approved plan IBA33-01-06] shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the window is positioned at least 1.7 metres above the floor of the room in which it is installed.

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

- 5 The development must accord with the tree protection plan reference Tree Protection Plan IBA33- 01-100. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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

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: Biodiversity enhancements have been recommended. A bat brick/box and a swift brick/nest box may be appropriate to build into the extensions. Built in boxes do not require maintenance and cannot fall off.

The Bat Conservation Trust recommends installing a bat brick/box at least 4m

above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. ([https://www.bats.org.uk > our-work > putting-up-your-box](https://www.bats.org.uk/our-work/putting-up-your-box))

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

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