

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

Application	H/24/96732
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
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Wednesday 13 March 2024

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

Application No. H/24/96732

In pursuance of their powers under the above Act and in accordance with your application received on Friday 19 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Extension of basement level to rear with ground and first floor rear extensions including terrace (Resubmission of application H/22/93889)
Site: 68 CHALK HILL, WEST END, SOUTHAMPTON, SO18 3DB

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 - 666/05/100 Rev C
Existing First Floor Plan - 666/05/101
Existing Floor and Roof Plan - 666/05/102
Existing Elevations Plan - 666/05/103
Proposed Lower Ground and Ground Floor Plan - 666/05/104 Rev C
Proposed First Floor and Roof Plans - 666/05/105 Rev C
Proposed Elevations - 666/05/106 Rev C

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 666/05/106 Rev C (Proposed Elevations).

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

- 4 Prior to the first use of the rear terrace, the 1.8m obscure privacy screening shall be implemented in accordance with the approved plans. These features shall thereafter be retained.

Reason: In the interests of protecting of protecting neighbouring amenities.

- 5 No development, including demolition, shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include a precautionary working method to protect bats, hedgehogs, swifts and badgers.

Construction work shall only take place in accordance with the approved CEMP.

Reason: To protect wildlife species, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

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: If badgers or signs of badgers are found on site, all work must stop and Natural England must be notified. Standing advice on badgers is available on line at <https://www.gov.uk/guidance/badgers-advice-for-making-planning-decisions>

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: Biodiversity enhancements have been recommended. Built in bat and swift nest bricks/boxes are preferred. Swift boxes can be used by other species if swifts are not using them. Bee bricks, log and brushwood piles and planting native species which produce fruit and seeds for pollinators are also recommended.

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: 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes