

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

Application	H/24/96710
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Thursday 21 March 2024

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

Application No. H/24/96710

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 18 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: 2 storey front and rear extensions with new roof over and 1st floor side and single storey rear extension
Site: 95 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:848_107, 848_105, 848_101, 848_102, 848_103, 848_100, 848_104, 848_108, 848_106 & 848_109
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 development must accord with the arboricultural report by Trevor Heaps Arboricultural Consultancy Ltd (referenced TH 4118.3AMS, dated 13th March 2024). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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 Local Planning Authority.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
- 4 The development shall be carried out in accordance with the Phase 1 & 2 bat surveys (by vesper conservation & ecology limited, dated 18/09/2023). The first floor side extension shall not be brought into use until a post completion check confirming that all mitigation features have been correctly installed has been submitted to and approved in writing by the Local Planning Authority. The approved mitigation features shall thereafter be retained on the site.
Reason: To prevent harm to bats.
- 5 The materials to be used must match as closely as possible, in type, colour and texture those listed on the approved elevation plan (drawing reference 848_109).
Reason: To ensure a satisfactory visual relationship of the new development to the existing.
- 6 The 1.8m high, obscured glazed, privacy screen on the southern elevation of the balcony (as shown on the approved elevations drawing 848_109 & approved first floor plan drawing 848_106) shall be installed before the balcony is brought into use and thereafter retained.
Reason: To protect the amenity and privacy of the adjoining residential properties.
- 7 The first floor windows and roof lights on the southern side elevation (apart from the principle bedroom sliding doors) shall be obscure glazed unless they are positioned a minimum of 1.7 metres above the floor of the room in which they are installed. Once installed the windows shall be permanently maintained in that condition.
Reason: To protect the amenity and privacy of the adjoining residential properties.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 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.

Note to Applicant: The phase1 and 2 surveys showed that this property is being used as a bat roost by Brown Long eared bats and as such an application for a European Protected Species License from Natural England will be required for the development.

Note to Applicant: This planning permission does not include works to the vehicular access or installation of hard standing at the front of the property as shown on the arboricultural report. Please note that any unauthorised works that result in damage or loss of a TPO could constitute an offence.

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