

MR ANDREW JOHNS
AJ DESIGN
94 HILTINGBURY ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5NZ

Application	H/24/96700
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
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Email	alexandra.stone@eastleigh.gov.uk

Thursday 28 March 2024

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

Application No. H/24/96700

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: Single storey rear extension, demolition of existing conservatory
Site: 37 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: A, B, C,D, E, M and F

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.

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

- 4 No excavation, demolition or development related works shall take place on site until the tree protection plan, shown in drawings labelled M and F and outlined in red (received 14th and 15th March 2024), are implemented and retained for the duration of the development.

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 called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

A precautionary working method to protect small mammals should be implemented. This must include all building materials to be stored on hard standing or on pallets, any excavations must be covered at night or be fitted with a small animal escape ramp, and no fires to be lit on site. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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