

MR MATTHEW TATE
MDT DESIGN
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/24/96933
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
Email	rebecca.altman@eastleigh.gov.uk

Thursday 11 April 2024

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

Application No. H/24/96933

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 22 February 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey rear extension, new roof with raised ridge height,
single storey front extension and porch.
Site: 17 LAKE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1EZ

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2317/01_200_E (Proposed alterations, site plan and location plan).

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to any development above foundation / slab level, full details of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure a high quality design in the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 4 The development hereby permitted shall be carried out in accordance with the recommendations for precautionary working methods and biodiversity enhancements as set out in the Preliminary Roost Assessment Report prepared by Hampshire Ecological Services Ltd, dated March 2024.

Reason: To ensure that the development would not harm protected species, in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: For any new lighting, the latest guidance on bats and artificial lighting should be followed:

Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk)

Note to applicant: In accordance with paragraph 38 of the National Planning Policy Framework (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