

MR NEIL PALMER
PINE LODGE
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Application	H/24/96871
Please ask for	Claire Campbell-Best
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Thursday 11 April 2024

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

Application No. H/24/96871

In pursuance of their powers under the above Act and in accordance with your application received on Friday 16 February 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single storey rear extension following removal of existing conservatory, new front canopy porch and alterations to existing fenestration
Site:	27 OAKWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1LW

Subject to due compliance with the following conditions:

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

Location and Block Plan - 10546-PL-01 Rev A
Existing Floor Plan - 10546-PL-02 Rev B
Existing Roof Plan - 10546-PL-03 Rev A
Existing Elevations Plan (Front and Right Side) - 10546-PL-04 Rev B
Existing Elevations Plan (Rear and Left Side) - 10546-PL-05-Rev A
Proposed Floor Plan - 10546-PL-06
Proposed Roof Plan - 10546-PL-07 Rev A
Proposed Front and Side Elevations - 10546-PL Rev B
Proposed Rear and Side Elevations - 10546-PL-09 Rev A

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.

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

Note to Applicant: The existing hedgerow must be protected during construction.

Note to Applicant: Any building materials must be stored covered on hard standing, no fires can be lit on site, chemicals must be stored safely, and any excavations or open pipes must be covered at night or fitted with a small animal escape ramp (slanted rough board) to avoid trapping any animals that have fallen in.

Note to Applicant: Work must only be done during daylight hours. Roof tiles must be removed carefully by hand, and if any bats or signs of bats are found the tiles should be replaced gently, all work must stop immediately and and Natural England must be called. 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: 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. 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>)

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 (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.

Yours faithfully

A handwritten signature in black ink that reads "N. Parker". The signature is written in a cursive style with a large, stylized 'N' and 'P'.

Nicholas Parker
Planning Manager

N.B. See Attached Notes