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Application	H/24/97019
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Wednesday 1 May 2024

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

Application No. H/24/97019

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 7 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of detached two storey outbuilding at side (Revised scheme to H/23/96012)
Site: 21 HOCOMBE ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5SL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 451_06 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 development must accord with the arboricultural report reference CBA11725 v1A. No excavation 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 No excavation or development related works shall commence until a construction and environmental management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how the watercourse will be protected from pollutants (including sediment during the building works) and include wildlife protection measures. The development shall be carried out in accordance with the approved details.
Reason: To retain and protect wildlife and the watercourse.
- 5 The development shall not be brought into use until the sustainability, biodiversity and waste water & water quality measures set out within the design and access statement (reference DAS451a) have been fully installed.
Reason: To limit the impact of the development on the environment
- 6 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 dwelling.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 7 No vegetation clearance or development shall take place on site during bird nesting season (between 1st February until 31st July) unless supervised by an appropriately qualified ecologist.
Reason: To prevent harm to breeding birds.
- 8 The development hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.
Reason: The site is not suitable for subdivision.
- 9 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2024), 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: To support ecology it is recommend that:

- The additional planting towards the rear of the garden contains a wide range of flowering plants which are attractive to pollinators, and which provide a long season of flowering. Night scented flowering plants will attract moths as food for bats.
- A swift nest box and a bat box should be included within the development (either built into the new building or attached to the main house or mature trees in the garden)
- Light from the outbuilding should not be allowed to spill onto the woodland area to the west of the property so that any bats using the area will not be disturbed. 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: The new building is located close to flood zone 2 & 3 and it is recommended that flood risk mitigation is included within the development.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes