

MR & MRS CHADDA
37 KINGSWAY GARDENS
CHANDLER'S FORD
EASTLEIGH
SO53 1FF

Application	H/24/96917
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Thursday 16 May 2024

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

Application No. H/24/96917

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 21 February 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side and rear extension, and single storey rear extension
Site: 37 KINGSWAY GARDENS, CHANDLER'S FORD, EASTLEIGH, SO53 1FF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 37KG/24/003 Rev B, 37KG/24/006 Rev B, 37KG/24/004 Rev B, LOC 001, 37KG/24/001 Rev A, 37KG/24/002 Rev A and 37KG/24/005 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 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 or otherwise be in accordance with the following plan numbered: 37KG/24/004 Rev B.

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

- 4 The development hereby permitted shall not be brought into use until car parking has been constructed, surfaced and marked out in accordance with the approved plan: 37KG/24/006 Rev B. The approved parking area shall not thereafter be used for any purpose other than the turning, parking, loading and unloading of vehicles.

Reason: To make provision for off street parking for the purpose of highway safety.

- 5 No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA.

Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

- 6 No development shall start until a precautionary working method for hedgehogs, great crested newts and stag beetles has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect and enhance biodiversity.

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/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: The northern elevation of the two-storey side extension must include a built-in swift brick and a bat box must be installed on a south, south-eastern or south-western elevation.

Note to Applicant: The wooden summer house appears to have gaps in the windows where nesting birds could enter the structure. This must be checked for nesting birds before disturbance or demolition. Nesting birds are protected by law while the nest is in use or being built. If evidence of an active bird's nest is found during construction, a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

Note to Applicant: It is requested that the building works are carried out considerably to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (September 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 horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes