

M & A YENER
52 TURNSTONE GARDENS
SOUTHAMPTON
SO16 8EW

Application	F/24/97213
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Monday 10 June 2024

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

Application No. F/24/97213

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 1 May 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Alteration to A/C units and installation of extractor duct to South elevation
Site:	OAKMOUNT HOUSE, OAKMOUNT ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2LH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01, 04, 05, 06 Rev B and 07 Rev B.

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 elevational drawings referenced 06 Rev B and 07 Rev B.

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

- 4 Prior to the installation of the cooking extract system, details of the design shall be submitted to the local planning authority for approval. The design shall demonstrate that the plant would have a low impact upon amenity. A cooking extract system compliant with the approved design shall be installed and maintained thereafter.

Reason: To ensure the extraction system is in accordance with policy DM8 of the Eastleigh Local Plan (2016-2036).

- 5 In the event that the development hereby permitted becomes redundant or not required for the purpose permitted, then the development and all the associated equipment shall be removed from site within three months.

Reason: In the interests of visual amenity.

- 6 A biodiversity enhancement in the form of a bat box or a swift box shall be provided prior to first use of the development. A bat box should be installed facing south/south-east or south-west, at least 4m from the ground and away from artificial light sources. A swift box should be installed facing north, northeast or north-west, out of direct sunlight, at least 5m from the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

Reason: To ensure a biodiversity enhancement is provided in accordance with policy DM11 from the Eastleigh Local Plan (2016-2036)

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