

MR PAUL BLAY
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NURSLING
SOUTHAMPTON
SO16 0TD

Application	H/24/97251
Please ask for	Dorothy Hei-Tung-Hoh
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Thursday 13 June 2024

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

Application No. H/24/97251

In pursuance of their powers under the above Act and in accordance with your application received on Friday 19 April 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side extension and partial demolition of detached double garage.
Site: 4 HEATHLANDS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 001, 03136 Rev A, 03141 Rev A, 03140 Rev A, 03138 Rev A, 03139 Rev A, 03142 Rev A and 03137 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.

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

- 4 No development shall start until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan shall incorporate measures to avoid any pollution of the stream, including by sediment, during construction. A precautionary working method for small animals such as hedgehogs, toads, and stag beetles must also be included in the CEMP.

Reason: To ensure no impact on the stream and small animals.

- 5 No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference ARBS_1010_110. 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 LPA.

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

Note to Applicant: Vegetation affected by the proposal must be cleared outside of nesting bird season (which is usually March-August inclusive). If this is not possible, a suitably qualified ecologist must check for nesting birds no more than 24 hours before vegetation clearance.

Note to Applicant: 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: 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: It is requested that the building works are carried out considerately 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