

MR GARY EVANS
JAGS ARCHITECHS LTD
46 LINGWOOD CLOSE
BASSETT
SOUTHAMPTON
HAMPSHIRE
SO16 7GJ

Application	H/24/96919
Please ask for	Claire Campbell-Best
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Tuesday 2 July 2024

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

Application No. H/24/96919

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 22 February 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side and rear extension with raised decking in rear garden (Resubmission application)
Site: 11 OAKMOUNT AVENUE, CHANDLER'S FORD, EASTLEIGH, SO53 3AB

Subject to due compliance with the following conditions:

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

711825-474-000 - Location Plan
711825-474-001 - Existing Elevations and Floor Plans
711825-474-002_C - Proposed Elevations and Floor Plans

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 and the approved drawings

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

- 4 The 2no. first floor windows serving the bedroom and bathroom on the northwest elevation shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the window is positioned at least 1.7 metres above the floor of the room in which it is installed.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 5 Prior to the first use of rear raised decking, the 1.8m obscure privacy screening shall be implemented in accordance with the approved plans. These features shall thereafter be retained.

Reason: In the interests of protecting of protecting neighbouring amenities.

- 6 The development hereby permitted shall be implemented in full with the recommended ecological enhancements outlined in Section 5.3 of the Phillips Ecology - Bat Roost Assessment - June 2024. This will include two bat boxes, installed as high as possible, at least 3, above ground on either the new extensions or remaining house elevations and two bird boxes installed at least 2m above ground.

Reason: To protect wildlife species

- 7 Construction works between March and October should be undertaken during daylight hours only to avoid disturbance to bats that may forage and commute through or near the site.

Reason: To protect wildlife species

Note to Applicant: Lighting to the house should be as low brightness as possible, kept at a low level and directed away from all structures and boundaries. Lighting on sensors should not be so sensitive that foraging bats trigger them.

All lighting must follow the Bat Conservation Trusts and Institute of Lighting Professionals guidance on bats and artificial lighting (BCT, 2023)

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. If evidence of an active bird's nest is found during construction, work must stop and 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: A precautionary working method is required for slow worms, hedgehogs and stag beetles. This must include covering excavations and open pipes at night or installing a small animal escape ramp. Any piles of materials must be left on hard standing such or on pallets. Any small animals found on site must not be handled but be allowed to move to a place of safety on their own.

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>

- 12 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes