

MR ALEX GILES
45 SOUTHGATE STREET
WINCHESTER
SO23 9EH

Application	H/24/96935
Please ask for	Alexandra Stone
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Monday 29 July 2024

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

Application No. H/24/96935

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 28 February 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Raising the roof to create first floor accommodation, Two storey side/ rear extensions, single storey rear extensions with terrace, internal reconfiguration, demolition of garage.

Site: 41 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1EL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2023-080_001 Rev A, 2023-080_100, 2023-080_101, 2023-080_102 Rev A, 2023-080_103, 2023-080_110, 2023-080_111, 2023-080_112, 2023-080_113, 2023-080_200, 2023-080_201, 2023-080_202 Rev B, 2023-080_203, 2023-080_204, 2023-080_210, 2023-080_211, 2023-080_212, 2023-080_213 Rev A, 2023-080_214 and TPP-001 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 must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

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

- 4 The development must accord with the submitted arboricultural impact assessment and arboricultural method statement. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference TPP-001 Rev A. 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.

- 5 The submitted and approved Ecological Impact Assessment (ref KINGSW-2024) shall be adhered to in full. This is to include section 5 (Assessment of Effects and Mitigation), 6 (Compensation) and 7 (Enhancements). A Natural England mitigation licence is required before work can commence.

Reason: To ensure a biodiversity enhancement, the protection of habitats and protected species, in accordance in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036).

- 6 Prior to works above damp-proof-course (DPC), a surface water drainage plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure suitable on-site water management in accordance with policy DM6 of 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes