

D PRATT
VISION ARCHITECTS
WESSEX HOUSE
UPPER MARKET STREET
EASTLEIGH
SO50 9FD

Application	H/24/96803
Please ask for	Claire Campbell-Best
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Monday 19 August 2024

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

Application No. H/24/96803

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 14 February 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Two storey front and rear extensions, alterations to roof to provide additional first floor accommodation, single storey side extension to incorporate an open car port and vehicular access from Nichol Road and erection of 1.8m boundary fence
Site:	8 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AS

Subject to due compliance with the following conditions:

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

230022-A-PL-001 Rev B - Location Plan
230022-A-PL-002 Rev B - Block Plan
230022-A-PL-005 Rev B - Existing Site Layout Plan
230022-A-PL-006 Rev B - Existing Floor Plans
230022-A-PL-007 Rev B - Existing Elevations
230022-A-PL-010 Rev B - Proposed Site Plan
230022-A-PL-011 Rev B - Proposed Ground Floor Plan

230022-A-PL-012 Rev B - Proposed First Floor Plan
230022-A-PL-013 Rev B - Proposed Roof Plan
230022-A-PL-015 Rev B - Proposed Elevations
230022-A-PL-020 Rev B - Existing Street Scene
230022-A-PL-021 Rev B - Proposed Street Scene - Nichol Road
230022-A-PL-023 Rev B - Proposed Street Scene - Gordon Road
230022-A-PL-030 Rev A - No Dig Hard Standing Details
230022-A-PL-031 Rev A - Root Protection Area
HCC11-M-040A - Typical Vehicle Crossing in Existing Footway

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 Material 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 first floor windows on the north elevation serving an ensuite and bathroom [as marked on the approved plan] shall either be:
a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR
b) positioned at least 1.7 metres above the floor of the room in which [it is/ they are] installed. Once installed the window[s] shall be permanently maintained in that condition.

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

- 5 The development must accord with the following arboricultural documents: No Dig Hard Standing Details 230022-A-PL-030 Rev A; Arboricultural Method Statement; and Root Protection Area 230022-A-PL-031 Rev A (Tree Protection Plan). No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan. 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.

- 6 The hedge marked on the southeastern boundary on the approved site plan and proposed Gordon Road Street Scene plan shall be planted and retained to a height of no less than 2m.

Reason: In the interests of the visual amenity of the locality.

- 7 No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

Reason: To provide satisfactory access and in the interests of highway safety.

- 8 Demolition and construction work shall only take place in accordance with the approved Construction Method Statement.

Reason: To limit the impact the development has on the locality.

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: Any excavations or open pipes must be checked and covered at night or fitted with small animal escape ramps to allow any animals that may have fallen in to escape. Building materials must be stored on hard standing or pallets. No fires can be lit on site. If hedgehogs are found on site, they must be allowed to move to a place of safety on their own.

Note to Applicant: Any closed board fencing must contain at least two openings (13 x 13 cm minimum) in the base boards to allow free passage of small mammals through the garden.

Note to Applicant: Biodiversity enhancements have been recommended. This should include a built-in bat box, a swift box and a 32mm hole bird box. Bee bricks, log and brushwood piles and planting native species which produce fruit and seeds for pollinators are also recommended.

Note to Applicant: The exterior should conform to the bat sensitive lighting recommendations explained in Guidance Note 08/23 Bats and Artificial Lighting

at Night. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk)

Note to Applicant: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Note to Applicant: It should however be noted that subsequent to any planning permission which may be granted by EBC as Local Planning Authority, a secondary permission will also be required from HCC as Local Highway Authority to actually implement the vehicle crossover drop kerb. Details of this process can be found via the following web address:
<https://www.hants.gov.uk/transport/parking/droppedkerbs>

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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes