

MR CHRIS MCDERMOTT
23 MALIBRES ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5DS

Application	H/24/97690
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell-best@eastleigh.gov.uk

Tuesday 20 August 2024

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

Application No. H/24/97690

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

Description:	Single storey front/side extension; single storey rear extension and erection of outbuilding following demolition of existing outbuilding
Site:	3 ORCHARD ROAD, FAIR OAK, EASTLEIGH, SO50 7AS

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 915/06/100 Rev A - Site and Location Plan
 - 915/06/101 - Existing Ground Floor Plan and Roof Plan (including existing outbuilding)
 - 915/06/102 - Existing Elevations (House)
 - 915/06/103 - Proposed Ground Floor and Roof Plan (House)
 - 915/06/104 - Proposed Elevations (House)
 - 915/06/105 - Existing Outbuilding Elevations
 - 915/06/106 - Proposed Outbuilding 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 outbuilding hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

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

Note to Applicant: Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: Home (southernwater.co.uk).

Please refer to Southern Water's consultation response for further advice.

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: Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180.

A swift brick may be appropriate for this building and can be used by other birds when swifts are not in residence.

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

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