

MR PAUL GOSLING
10 PERSIAN DRIVE
WHITELEY
FAREHAM
PO15 7BJ

Application	H/24/97599
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

Monday 2 September 2024

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

Application No. H/24/97599

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 20 June 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Raising of roof to provide enlarged first floor living accommodation, raising of chimney, first floor side extensions, two storey rear extension, single storey rear extension/verandah, front porch, alterations to fenestration including first floor Juliet balconies to rear and side elevations (Revised scheme to approved planning permission H/19/87048) (AMENDED DESCRIPTION)
Site:	THE MAZELS, KNOWLE LANE, HORTON HEATH, EASTLEIGH, SO50 7DZ

Subject to due compliance with the following conditions:

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

001 Rev C - Existing Floor, Elevation and Location Plans
002 Rev D - Proposed Elevations and Floor Plans
003 Rev C - Proposed Ground and First Floor Plans

004 Rev B - Proposed Sections
005 Rev C - Proposed Section and Detail
006 Rev B - Proposed Roof Plan

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 Notwithstanding the approved plans, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in order to retain the character of the existing building in the interest of amenities of the area.

- 4 The development must accord with the arboricultural report reference 201262 – AMS. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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: The preferred approach for the roofing materials as to be agreed under condition 3 of this consent would be to use a slate or tile with handmade slate effect rather than a smooth finish in order to retain the character of the existing building and to minimise any urbanising effect which would be contrary to Policy DM26 of the Eastleigh Local Plan 2016-2036.

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 informed. 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 are recommended. A bat brick/box and a swift brick/nest box may be appropriate to build into the extensions. Built in boxes do not require maintenance and cannot fall off.

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