

MR STEVEN WHITE
159 CHAMBERLAYNE ROAD
EASTLEIGH
SO50 5JG

Application	H/24/97841
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
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Thursday 12 September 2024

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

Application No. H/24/97841

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

Description:	Creation of first floor accommodation following alterations to the existing roof, including a slight raising of the roof ridge height and a side/rear roof extension. Replacement of the roof to the existing conservatory and reorganisation of the rear fenestration. Ground floor side entrance extension.
Site:	29 BELMONT ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 3EU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - WG227 100-01 P02 - Location Plan
 - WG227 100-02 P01 - Existing Site Layout/Block Plan and Roof Plan
 - WG227 100-03 P01 - Existing Floor Plans, Roof Plan, Sections and Elevations
 - WG227 100-04 P02 - Proposed Site Layout, Block Plan and Roof Plan
 - WG227 100-05 P02 - Proposed Floor Plans and Elevations

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 approved drawings.

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

- 4 The ground floor windows serving a hallway and W.C. on the north and eastern elevations to the approved single storey side extension [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 they are installed.

Once installed the windows shall be permanently maintained in that condition.

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

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: A precautionary working method is advised. The precautionary working method should include all building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat. Any excavations must be covered at night or be fitted with a small animal escape ramp, and no fires can be lit on site. Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

- 7 Note to Applicant: Biodiversity enhancements have been recommended. Built in bat and swift nest bricks/boxes are preferred. Swift boxes can be used by other species if swifts are not using them. Bee bricks, log and brushwood piles and

planting native species which produce fruit and seeds for pollinators are also recommended.

- 8 Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.
- 9 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