

MR BALBINDER HEER  
64 MARLBOROUGH GARDENS  
HEDGE END  
SOUTHAMPTON  
SO30 2UT

|                |                                       |
|----------------|---------------------------------------|
| Application    | H/24/97212                            |
| Please ask for | Claire Campbell-Best                  |
| Direct dial    | 023 8068 8117                         |
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Friday 13 September 2024

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

Application No. H/24/97212

In pursuance of their powers under the above Act and in accordance with your application received on Monday 15 April 2024 the Council, as Local Planning Authority hereby **Permit** the following :

|                     |                                                                                                                                   |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Description:</b> | Two storey side extension, single storey rear extension and alternations to existing fenestration (Amended Plans and Description) |
| <b>Site:</b>        | 26 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1EW                                                                            |

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
  - A0/26LR/01 - Existing Ground Floor and Site Plans
  - A0/26LR/02 - Existing Floor Plans
  - A0/26LR/03 - Existing Roof Plan
  - A0/26LR/04 - Existing Elevations and Section Plans
  - A0/26LR/05 Rev 3 - Proposed Ground Floor Plan
  - A0/26LR/06 Rev 4 - Proposed First Floor Plan
  - A0/26LR/07 Rev 3 - Proposed Roof Plan
  - A0/26LR/08 Rev 4 - Proposed Front and Rear Elevations
  - A0/26LR/09 Rev 4 - Proposed Side Elevations
  - A0/26LR/10 Rev 3 - Site and Location 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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The first floor window serving bedroom two on the southwestern elevation 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 is installed.

Once installed the window 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 arboricultural report reference TH4688. 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 locality.

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: 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 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.

Note to Applicant: If any equipment relating to the MOD is found during building works, please contact the MOD for further advice.

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, appearing to read "N Parker", written over a thin horizontal line.

Nicholas Parker  
Planning Manager

N.B. See Attached Notes