

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

Application	H/24/97932
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 23 September 2024

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

Application No. H/24/97932

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 31 July 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: First floor side & single storey rear extension, enlarged side facing dormer, integral garage conversion and part conversion of detached garage.

Site: 67 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 908/05/100 - Site Plans with parking layout
 - 908/05/101 - Existing Ground Floor Plan
 - 908/05/102 - Existing First Floor Plan
 - 908/05/103 - Existing Roof Plan
 - 908/05/104 - Existing Elevations
 - 908/05/105 - Existing Elevations
 - 908/05/106 - Proposed Ground Floor Plan
 - 908/05/107 Rev A - Proposed First Floor Plan
 - 908/05/108 - Proposed Roof Plan

- 908/05/109 Rev A - Proposed Front and Side Elevations
- 908/05/110 - Proposed Rear and Side Elevations
- 908/05/111 - Existing Garage Plan and Elevations
- 908/05/112 - Proposed Garage Plan 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 the approved drawings.

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

- 4 The 2no. windows (serving ensuites) located on the first floor to the northern elevation and the 2no. windows (serving an ensuite and dressing area) located on the first floor to the southern elevation shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the windows are positioned at least 1.7 metres above the floor of the room in which they are installed.

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

- 5 The development hereby permitted shall be implemented in full with the recommended ecological enhancements outlined in Section 5 of the Bat Survey Report by Hampshire Ecological Services Ltd (August 2024). This will include a bat box/brick, a swift box and a 32mm hole bird box and shall be installed as recommended in the report.

Reason: To protect wildlife species.

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: The existing bird boxes on the property should be removed outside the bird nesting season if possible, if this is not possible, they should be inspected by an ecologist immediately before being removed. If there is any

evidence of an active nest, they must be protected from disturbance by a 5m buffer zone until after the young have fledged and left the nest.

Note to Applicant: No vegetation is currently proposed to be removed to facilitate these proposals. If there are any changes, the precautionary measures specified to protect nesting birds must be followed.

Note to Applicant: The lighting recommendations listed in the Bat Survey Report by Hampshire Ecology Services Ltd should be followed if there are any proposed changes to exterior lighting.

Note to Applicant: Additional planting of flowering and fruiting plants as described in Appendix D of The Bat Survey Report by Hampshire Ecology Services Ltd is encouraged as a biodiversity enhancement.

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