

MR KOUROSH JAMRIZ-SHIRAZI
UNIT 5 FREEMANTLE BUSINESS CENTRE
152 MILLBROOK ROAD EAST
SOUTHAMPTON
SOUTHAMPTON
SO15 1JR

Application	H/24/97624
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

Friday 11 October 2024

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

Application No. H/24/97624

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 2 July 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed first floor side extension, minor internal remodelling, external cladding alterations and replacement vehicular gates to front (Amended Description and Plans)
Site: 5 MERDON CLOSE, CHANDLER'S FORD, EASTLEIGH, SO53 1EF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 231102_P 00 Rev A - Location Plan
 - 231102_P 02 - Existing Site Plan
 - 231102_P 03 - Existing Ground Floor Plan
 - 231102_P 04 - Existing First Floor Plan
 - 231102_P 05 - Existing Front Elevation
 - 231102_P 06 - Existing Side Elevation
 - 231102_P 07 - Existing Rear and Side Elevations
 - 231102_P 08 Rev B - Proposed First Floor Plan
 - 231102_P 09 Rev B - Proposed First Floor Plan Layout

- 231102_P 10 Rev B - Proposed Front and Side Elevations
- 231102_P 11 Rev B - Proposed Rear and Side Elevations
- 231102_P 12 Rev B - Amended Street Scene Plan
- 231102_P 13 Rev A - Proposed Site 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 the interest of the amenities of the area.

- 4 The development hereby permitted shall be implemented in full with the recommended ecological enhancements outlined in Section 5.6 of the Bat Survey Report by Hampshire Ecological Services (September 2024). This will include a a bat box/brick, a swift box and a 32mm hole bord 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 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: If any exterior lighting is required, it must conform to the guidelines explained in sections 5.2.2 and 5.6.2 of the Bat Survey Report by Hampshire Ecological Services Ltd (September 2024) and must not be installed near or shining on the bat box.

Note to Applicant: Flowering plants that attract wildlife should be considered as additional enhancements and plants from the list in section 12.2 of the Bat Survey Report by Hampshire Ecological Services Ltd (September 2024) are selected to attract pollinators and night flying insects as food for bats and birds.

Note to Applicant: It is requested that the building works are carried out considerably 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'.

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