

MR MATTHEW TATE
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/24/97897
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

Wednesday 16 October 2024

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

Application No. H/24/97897

In pursuance of their powers under the above Act and in accordance with your application received on Monday 29 July 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed side and rear extensions, with first floor roof alterations to accommodate living accommodation
Site: 14 MALCOLM ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BG

Subject to due compliance with the following conditions:

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

02 Rev G - Existing and Proposed Elevations, Floor Plan, Location and Block 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 must match as closely as possible, in type, colour and texture those listed in The Materials Section of the application form and email detailing the external materials dated 15/10/2024.

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

- 4 The development hereby permitted shall be implemented in full with the recommended ecological enhancements outlined in section 5 of the Bat Survey Report carried out by Hampshire Ecological Services Ltd (September 2024). This will include the installation of a bat box/brick and two multi-use bird boxes. In addition to this, a section of the soffit on the front elevation overhanging in front of the garage must contain a roughened surface to allow bats to grip onto it. Any exterior lighting at the front door must be shielded from illuminating the garage area and must confirm to the guidelines given in section 5.6.2 of the report.

Reason: To protect wildlife species.

Note to Applicant: A bat license from Natural England will be required to be in place before the start of any construction work on the dwellinghouse.

Note to Applicant: If any great crested newts are found on site all work must stop and Natural England must be called for further advice.

Note to Applicant: There is a record of bats near this property. 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: A precautionary working method will be required. It must include the following information: All building materials are 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

Note to applicant: There are opportunities for the site to be enhanced to benefit wildlife. The site may be suitable for additional planting to attract birds and pollinating insects. Links to further advice are set out in the Ecologist's response to the application.

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