

MR SAMUEL KING
KING ARCHITECTURE & DESIGN
39 ALRESFORD ROAD
WINCHESTER
SO23 0HG

Application	H/24/97205
Please ask for	Claire Campbell-Best
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Thursday 17 October 2024

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

Application No. H/24/97205

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 :

Description:	Construction of a new detached garage and store to front, two storey front, side and rear extensions, single storey rear extension and external alterations
Site:	68 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 125-MS-000 - Site Location Plan
 - 125-MS-100 - Existing Site Plan
 - 125-MS-101 - Existing Ground Floor Plan
 - 125-MS-102 - Existing First Floor Plan
 - 125-MS-103 - Existing Roof Plan
 - 125-MS-201 - Existing Front Elevation
 - 125-MS-202 - Existing Side Elevation
 - 125-MS-203 - Existing Rear Elevation
 - 125-MS-204 - Existing Side Elevation
 - P-100 Rev A - Proposed Site Plan
 - P-102 Rev A - Proposed First Floor Plan

- P-103 Rev A - Proposed Roof Plan
- P-104 Rev A - Proposed Garage Floor Plans
- P-201 Rev A - Proposed Front Elevation
- P-202 Rev A - Proposed Side Elevation
- P-203 Rev A - Proposed Rear Elevation
- P-204 Rev B - Proposed Side Elevation
- P-205 Rev A - Proposed Garage Elevations
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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 first floor window serving the en-suite on the southern elevation and the three first floor windows serving the laundry room, en-suite and bathroom on the northern elevation [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.

- 5 The garage and store hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an

independent residential unit.

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

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The development must accord with the arboricultural report reference ASR_68 Lakewood Road_Law_September_2024. 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 amenity of the locality.

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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 Ltd (September 2024). This will include an integrated bat box built onto the south side of the new extension, a swift box built into or attached to the exterior wall of the house and a 32mm hole bird box attached to a mature tree in the garden 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>

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Note to Applicant: No works should take place in the hours of darkness or under artificial lighting. In addition, no lighting should be directed onto retained vegetation (particularly the trees), and security lights should operate on a timer, to avoid any negative impact on bats. The lighting guidance in section 5.6.3 of the Hampshire Ecological Services Ltd Bat Survey Report must be used if any additional exterior lighting is proposed.

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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