

MR LAURENCE WRIGHT
THE INCUHVIE SPACE
IBM HURSLEY
HURSLEY PARK ROAD
HURSLEY
SO21 2JN

Application	H/24/98098
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Friday 1 November 2024

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

Application No. H/24/98098

In pursuance of their powers under the above Act and in accordance with your application received on Friday 6 September 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Conversion of existing garage into habitable accommodation with the addition of a roof. Erection of detached outbuilding.
Site: 46 KINGSWAY, CHANDLER'S FORD, EASTLEIGH, SO53 1EN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1765/E/01, 1765/P/10 A, 1765/P/11 and 1765/P/12.

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 No development shall start above damp-proof-course/slab level until details 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 must accord with the tree protection plan reference 1765/P/14. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the approved tree protection plan. 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.

- 5 The submitted and approved Preliminary Roost Assessment Report (ref Rev 0 26_07_24) shall be adhered to in full. This shall include section 5.6 (enhancement measures) and 11 (other enhancements for wildlife). The biodiversity enhancements shall be provided prior to first use of the development hereby approved and shall be retained thereafter.

Reason: To ensure a biodiversity enhancement in accordance with policy DM11 from the Eastleigh Borough Local Plan (2016-2036)

- 6 Any vegetation that needs to be removed to accommodate the outbuilding hereby approved shall be removed outside of bird nesting season or within 24 hours of being checked for nesting birds by a suitably qualified ecologist. Any active nest must be protected from disturbance by a 5m buffer until after the chicks have fledged and left the nest.

Reason: To ensure the protection of nesting birds.

- 7 Precautionary working methods shall be followed to protect small animals, such as hedgehogs, during construction. Any excavations or open pipes shall be covered at night or provided with an escape ramp to allow animals to escape if they fall in. All chemicals and hazardous materials shall be stored safely in lockable cabinets to prevent them from being accessed by small mammals. Any long grass, piles of vegetation, dead wood, fallen leaves, or building materials which could shelter small mammals shall be dismantled/cleared by hand to ensure that no animals become trapped.

Reason: To ensure the protection of species using the site

- 8 The outbuilding hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for commercial or industrial purposes or as an independent residential unit.

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

Note to applicant: In the 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/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to applicant: In the event of any great crested newts being found during demolition or construction, all work must stop immediately, and Natural England must be informed.

Note to applicant: If hedgehogs are found on site, they must be allowed to move away to safety. If any hedgehogs appear to be in distress, a hedgehog rescue worker should be contacted. Information is available on the website of the British Hedgehog Preservation society at <https://www.britishhedgehogs.org.uk/found-a-hedgehog/>

Note to applicant: Hiltingbury Lakes is close to this property, as such operatives must be made aware of the watercourse and take precautions to avoid any pollution incidents.

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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes