

MR DAVID CRESDEE
51 DORE AVENUE
PORTCHESTER
PO16 8BZ

Application	H/24/98045
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@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/24/98045

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: Single storey rear and side extension following the demolition of the existing conservatory and garage. Alterations to the fenestrations with new boundary treatment.

Site: 1 REGENT ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2GT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 21082024 DSC 1A3 REV1, 06022024 DSC 1A3 REV5, Block Plan, Location Plan, 11062024 DSC 1A3 REV 4

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.

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

- 4 The existing bird boxes and any vegetation suitable for nesting birds must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August) or if this is not possible then only after being checked for nesting birds by a suitably qualified ecologist. If any active nests are found, work must stop, and a 5m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Reason: To prevent harm to nesting birds.

- 5 Any permanent fencing that is erected at the property boundaries must have periodic holes or gaps (measuring 13cm by 13 cm minimum) in the baseboards to allow the free movement of hedgehogs between gardens, promoting habitat connectivity and extended foraging ranges.

Reason: In the interests of biodiversity.

- 6 Precautionary working methods shall be followed during the demolition and construction process to protect small animals, such as hedgehogs. This should include ensuring that all building materials are 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; no fires should 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; and, any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Reason: In the interests of biodiversity and to prevent harm to protected 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/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>

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