

MR CHRIS MCDERMOTT
23 MALIBRES ROAD
CHANDLER'S FORD
EASTLEIGH
SO53 5DS

Application	H/24/98167
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

Tuesday 5 November 2024

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

Application No. H/24/98167

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 10 September 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Raise of roof with rear extension to provide first floor accommodation with associated alterations to fenestration
Site:	36 GORDON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 917/06/100 Rev A - Site Location and Layout Plan (with parking)
 - 917/06/101 - Existing Ground Floor and Garage Plan
 - 917/06/102 - Existing Roof Plan
 - 917/06/103 - Existing Elevations
 - 917/06/104 Rev A - Proposed Ground Floor and First Floor Plan
 - 917/06/105 Rev A - Proposed Roof Plan
 - 917/06/106 Rev A - Proposed Elevations

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 No excavation, demolition or development related works shall take place on site until a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved plan must be adhered to in full 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 first floor en-suite window on the eastern elevation shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the window is positioned at least 1.7 metres above the floor of the room in which it is installed. Once installed the window shall be permanently maintained in that condition.

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

Note to Applicant: The Preliminary Roost Assessment by Vesper Conservation and Ecology Limited (August 2024) is valid for one year. If works have not commenced by August 2025, an additional walkover survey may be required.

- 7 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: A precautionary working method for hedgehogs is also required. It must include:

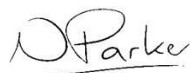
All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat;
Any excavations must be covered at night or be fitted with a small animal escape ramp;
No fires can be lit on site;
Waste must be stored in a skip and not be allowed to accumulate 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.

- 9 Note to applicant: There are opportunities for the site to be enhanced to benefit wildlife. The building may be suitable for a bat or bird box and additional planting could be provided to attract birds and pollinating insects. Further information about bat boxes can be found via the following link: [Home - Bat Conservation Trust \(bats.org.uk\)](https://www.bats.org.uk). Links to further advice are set out in the Ecologist's response to the application.

Note to Applicant: It is advised adequate boundary treatment should be installed along the shared boundary between 34 and 36 Gordon Road.

- 11 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



Nicholas Parker
Planning Manager

N.B. See Attached Notes