

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

Application	H/24/96962
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Wednesday 13 November 2024

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

Application No. H/24/96962

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 5 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: First-floor side extension. Single-storey rear extension (AMENDED DESCRIPTION)
Site: 28 CASTLE LANE, CHANDLER'S FORD, EASTLEIGH, SO53 4AG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01_F.

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 No development shall start until a precautionary working method has 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 protect and enhance biodiversity.

- 5 No additional or altered windows shall be constructed in the side elevations of the development hereby approved.

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

- 6 The development hereby permitted shall be implemented in accordance with the recommendations outlined in the PRA, Nesting Birds and Bat Activity Survey Report by ABR Ecology (October 2024)

Reason: To protect and enhance biodiversity.

Note to Applicant: A Bat Mitigation Class Licence (BMCL) from Natural England is required. The license application must be informed by update surveys done within the same season as the license application.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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