

MR TONY BLUNN
FOXCROFT STUDIOS
OLD KENNELS LANE
OLIVER'S BATTERY
WINCHESTER
SO22 4JT

Application	F/24/98320
Please ask for	David Huckfield
Direct dial	023 8068 8811
Working hours	Mon to Fri 8:30am to 5pm
Email	david.huckfield@eastleigh.gov.uk

Monday 25 November 2024

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

Application No. F/24/98320

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 8 October 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Demolition of existing bungalow and single garage and construction of a new two-storey, four-bedroom house with separate guest annex and associated landscaping and parking. Creation of a new vehicular access point from Nichol Road.
Site:	38 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P1091-A-PLN-100 Revision B, P1091-A-PLN-200, P1091-A-PLN-210 Revision B, P1091-A-PLN-211 Revision A, P1091-A-PLN-212 Revision B, P1091-A-ELE-300, P1091-A-ELE-301, P1091-A-ELE-310 Revision B, P1091-A-ELE-311 Revision B, P1091-A-ELE-312 Revision A.

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 until the following details have been submitted to and approved in writing by the Local Planning Authority:

Eastleigh Borough Council, Eastleigh House, Upper Market Street, Eastleigh, Hampshire SO50 9YN



EastleighBC • www.eastleigh.gov.uk • 023 8068 8000 • my.eastleigh.gov.uk

- a) details and samples of the materials to be used in the construction of the external surfaces of the development;
- b) the alignment, height and materials of all walls, fences and other means of enclosure; and
- c) a landscaping scheme to cover all surfacing, trees and planting.

The development shall be carried out in accordance with the approved details and to the appropriate British Standard.

Reason: To limit the impact the development has on the locality and in the interests of amenity.

- 4 For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: In the interests of the visual amenity of the locality.

- 5 No construction or demolition work shall start until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:

- a) A programme and phasing of the demolition and construction work;
- b) The provision of long term facilities for contractor parking, and a commitment not to park on grass verges;
- c) The arrangements for deliveries associated with all construction works;
- d) Methods and phasing of construction works;
- e) Access and egress for plant and machinery;
- f) Protection of pedestrian routes during construction;
- g) The location of temporary site buildings, compounds, construction materials, and plant storage areas;
- h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process;
- i) Measures to control the emission of dust and dirt generated by demolition and construction; and
- j) A scheme for controlling noise and vibration from demolition and construction activities (to include piling if proposed).

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: To limit the impact the development has on the amenity of the locality and in the interests of highway safety.

- 6 Notwithstanding the arboricultural information submitted to date, no development related works shall take place on site until a revised Tree Protection Plan (as per British Standard 5837:2012) has been submitted to and approved in writing by the Local Planning Authority. The approved Tree Protection Plan must be adhered to in full and may only be modified with the written agreement of the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 7 No excavation, demolition or development related works shall take place on site until an Arboricultural Supervision Statement, proposing and detailing arboricultural supervision activity and inspections of tree protection measures, has been submitted to and approved by the Local Planning Authority. The approved Arboricultural Supervision Statement must be adhered to in full and may only be modified with the written agreement of the Local Planning Authority. This condition may only be fully discharged upon completion of the development, subject to submission of the reports as proposed in the Arboricultural Supervision Statement.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 8 No development shall start on site until the access onto Nichol Road, including the footway and/or verge crossing have been constructed in accordance with the approved plans.

Reason: To provide satisfactory access to the development in the interests of highway safety.

- 9 Any vegetation clearance must take place outside of the bird nesting season (1 March until 31 August inclusive) unless supervised by a suitably qualified ecologist. If an active nest is found, all work must stop, and the area be protected from disturbance by a 5m buffer until after the chicks have fledged and left the nest.

Reason: To safeguard nesting birds from the impact of the development.

- 10 A minimum of two bat boxes shall be installed on the building in accordance with the details as set out within Paragraph 3.4.5 and Figure 4 of the submitted Bat

Survey Report (Aluco Ecology Ltd, September 2024).

Reason: To secure a net gain for biodiversity.

- 11 The precautionary working methods to minimise the impacts of the development works on small mammals as set out within paragraphs 6.3.10 and 6.3.11 of the submitted Ecological Appraisal (Aluco Ecology Ltd, June 2024) and the mitigation recommendations as set out within Section 4.2 of the submitted Bat Survey Report (Aluco Ecology Ltd, September 2024) shall be carried out in full for the duration of the demolition and construction works.

Reason: In the interests of biodiversity and to avoid harm to protected species from the development works.

- 12 The first floor windows contained within the dormer on the northern elevation of the dwelling shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. The part of the window which can be opened shall be a minimum of 1.7 metres above the floor of the room in which the window is installed. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the neighbouring residential property.

- 13 The rear facing roof lights serving first floor rooms on the northern elevation of the property shall be 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 neighbouring residential property.

- 14 No additional or altered first floor windows (to include rooflights) shall be constructed in the northern elevation of the property without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity and privacy of the neighbouring residential property.

- 15 Any gates to be installed shall be set back a minimum distance of 6.0m from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

- 16 The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as 38 Nichol Road, Chandlers Ford, SO53 5AU.

Reason: To ensure that the building functions as ancillary accommodation only and as the site is not suitable for sub-division into two separate dwellings.

- 17 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 18 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

Reason: To protect the amenities of the occupiers of nearby properties.

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.

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 contacted. 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: In the unlikely event that any great crested newts are found during construction activities, all work must stop immediately, and advice be sought from a suitably qualified ecologist and Natural England.

Note to Applicant: This permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A road opening permit must first be obtained from Hampshire Highways. Further details can be found at: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

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