

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

Application	H/24/98294
Please ask for	Rachael Morris
Direct dial	023 8068 8463
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Tuesday 26 November 2024

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

Application No. H/24/98294

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 1 October 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Proposed first floor extension to form additional living accommodation, single storey front and rear extensions
Site:	71 LAKEWOOD ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01 Rev A, 02 Rev E, 03, 04 Rev C

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 excavation, demolition or development related works shall take place on site until a Tree Planting Plan and Planting Method Statement, as per British Standard 8545:2014, have been submitted and approved by the Local Planning Authority. The approved documents must be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority. Tree planting must take place as soon as possible after completion of the proposed development and no later than the start of the following planting season. If, for a period of no less than 10 years after planting, trees which are removed, die or become seriously damaged shall be replaced as soon as reasonably practicable with others of the same species, size and number as originally approved.

Reason: to maintain and enhance local tree canopy cover.

- 4 The development must accord with the arboricultural report reference CBA11879_2024-11-19 v1 ADS. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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 Prior to works commencing, all construction operatives must be briefed by a suitably qualified ecologist on how to recognise signs of bats, how to remove roof tiles sensitively in case a bat is roosting underneath and what to do if a bat is found during the roof strip. Precautionary working methods shall be followed to protect hedgehogs, toads, terrestrial newts, nesting birds and stag beetles or their larvae, 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

- 6 No development shall start above damp-proof course (DPC) 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.

- 7 The Preliminary Roost Assessment (ref 4617.2, dated 16th September 2024) shall be accorded in full, including the Recommendations in section 5.2. Notwithstanding this, the demolition phase shall only be done when temperatures are above 10°C in dry weather and avoiding the maternity season (June and July) when bats are most vulnerable; if this timing is not possible, then a pre-works check by a bat licensed ecologist will be required.

Reason: To ensure suitable protection of species that may be on site

- 8 Biodiversity enhancements in the form of a bat brick/box and swift next brick/box shall be erected prior to occupation of the development hereby approved. These shall hereafter be retained for the lifetime of the development. Bat bricks/boxes should be positioned at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest bricks/boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, 5 m above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

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

- 9 The first floor windows on the southern elevation [as marked on the approved plan 02 Rev E] shall either be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening topight. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy 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/im-working-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