

MRS GIORDANA BURNS
22 LATHAM ROAD
ROMSEY
SO51 7DE

Application	H/24/98383
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 31 December 2024

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

Application No. H/24/98383

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 23 October 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Alterations to front elevation, detached shed, garden office, gazebo in rear garden and new fence (Amended description and plans)
Site:	13 CORINTHIAN ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2BA

Subject to due compliance with the following conditions:

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

GB-000-200 Rev B - Site and Location Plan
GB-000-201 - Existing Ground and First Floor Plans
GB-000-202 - Existing Elevations
GB-000-203 Rev B - Proposed Elevations and Floor Plans
GB-000-204 Rev D - Proposed Roof Plan, Garden Office and Shed Elevation
GB-000-205 Rev D - Proposed Garden Office, Shed and Fence 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 The garden office hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

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

- 5 The development hereby permitted shall follow a precautionary working method which shall include:
- No fires to be lit on site;
 - Any excavations or open pipes will need to be covered at night or provided with a small mammal escape ramp to allow animals such as hedgehogs to escape if they fall in; and
 - If any animals are found on site, they must not be handled but be allowed to move away to safety on their own.

Reason: To protect wildlife species and their habitats

- 6 Note to Applicant: Any new fencing must have at least two hedgehog holes (13cm x 13cm minimum) included in the baseboards to allow the free passage of small mammals through the garden.

- 7 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 this should be included on plans should a future application extending the existing dormer be submitted and a later date. Additional planting could be provided in the rear garden 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.

- 8 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2024), 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