

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

Application	H/24/98281
Please ask for	Charlie Vallis
Direct dial	023 8068 8238
Working hours	Mon to Fri 8:30am to 5pm
Email	charlie.vallis@eastleigh.gov.uk

Thursday 9 January 2025

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

Application No. H/24/98281

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 16 October 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single storey side extension following the demolition of existing structure.
Site:	5 COULTAS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 850/07/100, 850/07/101, 850/07/102, 850/07/103 and 850/07/104.

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.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 Biodiversity enhancements shall be installed prior to first use of the development hereby approved in the form of a bat brick/box and a swift brick/box. The Bat Conservation Trust recommends installing a bat brick/box at least four metres 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 boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres 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)

Note to applicant: 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.

Note to applicant: Construction operatives shall remove roof tiles sensitively in case a bat is roosting underneath. 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 39 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