

CHARLIE CROCKFORD  
10 MEON CRESCENT  
CHANDLER'S FORD  
EASTLEIGH  
SO53 2PB

|                |                                 |
|----------------|---------------------------------|
| Application    | H/25/98815                      |
| 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 |

Tuesday 22 April 2025

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

Application No. H/25/98815

In pursuance of their powers under the above Act and in accordance with your application received on Friday 31 January 2025 the Council, as Local Planning Authority hereby **Permit** the following :

|                     |                                                                                                                                                                                               |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description:</b> | Erection of single storey rear extension following removal of existing single storey extension and partial demolition of existing garage. Hip-to-gable roof alterations and 1no. rear dormer. |
| <b>Site:</b>        | 4 BEECHCROFT CLOSE, CHANDLER'S FORD,<br>EASTLEIGH, SO53 2HU                                                                                                                                   |

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 001\_01, 001\_P02, 001\_P03, 001\_P04 and 001\_P05.

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 Schedule' dated 28th March 2025 and 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 and thereafter retained. The Bat Conservation Trust recommends installing a bat brick/box 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 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)

- 5 Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season or, if this is not possible, only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Reason: To ensure the protection of nesting birds.

Note to Applicant: You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier(s) where the building owner intends to carry out work which involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at [www.communities.gov.uk](http://www.communities.gov.uk)

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 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: Precautionary working methods shall be followed during construction, to protect any wildlife which may be using the site. These shall include: Vegetation at the rear of the garden must be fenced off during construction; All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat; Any excavations must be covered at night or be fitted with a small animal escape ramp; No fires can be lit on site; Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife; Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

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".

Nicholas Parker  
Planning Manager

N.B. See Attached Notes