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Application	H/25/98914
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Friday 9 May 2025

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

Application No. H/25/98914

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 4 March 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Roof alterations (including addition of 1no. side facing dormer) to create first floor accommodation, a 1.5 storey rear extension and associated internal and external modifications. Replacement of existing detached garage with shed and extension.
Site:	22 TREVOSE CRESCENT, CHANDLER'S FORD, EASTLEIGH, SO53 3EA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL01, PL02 rev A, PL03, PL04, PL05, PL06, PL07, PL08, PL09 and PL10.

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 Materials section of the application form.

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

- 4 The windows on the proposed side dormer which are to service a bathroom shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the windows are positioned at least 1.7 metres above the floor of the room in which they are installed.

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

- 5 Biodiversity enhancements shall be installed prior to first use of the development hereby approved and thereafter retained. This shall be in the form of 1no. 2fr bat roost unit built into the new gable wall and a Woodcrete bird nest box at least 3m high on the northern wall or an adjacent tree.

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

- 6 No occupation of the new development shall start on site until the provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development.

Note to Applicant: Precautionary working methods to protect hedgehogs shall be followed. These shall include: 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 order to minimise impact on local bat populations and bat roosting opportunities, the following measures shall be implemented:

- Prior to starting works, all contractors will be briefed by the bat worker to ensure that they are aware of the presence of bats, their legal protection and procedures should a bat be found at any stage of the building work, all building workers must be made aware that there is a bat roost and informed that bats may be present. See <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.
- Prior to starting works a Pre-works inspection survey will be undertaken. Any significant change will require reassessment of the methodology.
- All roost sites should not be illuminated by any site lighting during construction and operation. Please refer to Institution of Lighting Professionals, Guidance GN08/23 Bats and artificial lighting in the UK for further information. Luminaires must be low level and directional to light essential walkways and doorways etc.. only and should feature a peak wavelength of >550 nm with red / warm light spectrum to avoid the component of light most disturbing to Bats.

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