

MR COLIN HENRY
30X FORDINGTON AVENUE
WINCHESTER
SO22 5AW

Application	H/22/92990
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
Email	dorothy.hei-tung-hoh@eastleigh.gov.uk

Wednesday 20 July 2022

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

Application No. H/22/92990

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 26 May 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey rear extensions and ancillary external works
Site: 4 HEDGE END WAY, HEDGE END, SOUTHAMPTON, SO30 4DD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P12, P03B, P04B, P06A, P00B, P07A, and LOC 01

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those listed in the application form.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The proposed side facing upper floor window which is to service a WC, shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the window is positioned at least 1.7 metres above the floor of the room in which it is/ installed.

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

Note to Applicant: Biodiversity enhancements will be required. It is recommended to add bat bricks or swift bricks built into the extension and/or the addition more of flowering plants to attract pollinators in the garden. Further information is available on the Bat Conservation Trust website at: <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>, and the RSPB website <https://www.rspb.org.uk/birds-and-wildlife/advice/gardening-for-wildlife/> and <https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/>. The RHS plants for pollinators list is available at <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>.

Note to Applicant: Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read the New Connections Charging Arrangements documents which are available on the website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

Note to Applicant: In situations where surface water is being considered for discharge to our network, Southern Water requires the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. 1) Reuse; 2) Infiltration; 3) Watercourse; 4) Storm sewer; 5) Combined Sewer Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

Note to Applicant: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on

the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes