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EASTLEIGH
SO50 4LW

Application	H/22/93218
Please ask for	Alex Webb
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Thursday 21 July 2022

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

Application No. H/22/93218

In pursuance of their powers under the above Act and in accordance with your application received on Friday 10 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two Storey Side Extension
Site: 12 UNDERWOOD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FW

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 359_06_A

Reason: For the avoidance of doubt and in the interests of proper planning.

- 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.

Note to Applicant: This application has been flagged up as being in close proximity to records of bats. All bats and their roosts are protected by law in the UK. Even though the roof will not be directly affected by the extension, the noise, vibrations

and dust generated during construction could affect bats sleeping during the daytime. Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website (<https://www.bats.org.uk/>) explains why bats are protected and what to do if you find a bat at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. It is possible that birds could nest in the garage between 1st March and 31st August inclusive. If evidence of an active bird's nest is found during construction, a 5m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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 "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes