

MR MATTHEW TATE
MDT DESIGN
THE STUDIO
1A PORTSMOUTH ROAD
FISHERS POND
EASTLEIGH
SO50 7HF

Application	H/22/93079
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@eastleigh.gov.uk

Monday 25 July 2022

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

Application No. H/22/93079

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 31 May 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed single storey rear extension to replace existing conservatory, new pitched roof over existing garage and insertion of first floor landing window
Site: 4 SALMON DRIVE, BISHOPSTOKE, EASTLEIGH, SO50 8GJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01_ Rev C

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 used on the existing building.

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

- 4 The development hereby approved shall be constructed outside of active bat season (May through to September inclusive). Demolition shall not occur between 1st November and 30th April inclusive. If the demolition cannot avoid this exclusion period (November to April) then demolition must be conducted under the supervision of a bat-licensed ecologist.

Reason: to ensure the protection of bats

- 5 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>.
- 6 Biodiversity enhancement will be required. This could include a bat box or bird box mounted on the house or on a suitable mature tree in the garden if available. 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/>.

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

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 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.

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". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes