

MR JAKE BUTLER
31 ROYSTON AVENUE
EASTLEIGH
SO50 4NH

Application	H/22/92948
Please ask for	Summer Sharpe
Direct dial	023 8068 8841
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Monday 1 August 2022

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

Application No. H/22/92948

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 7 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single-storey side extension
Site: 31 ROYSTON AVENUE, EASTLEIGH, SO50 4NH

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: B:01, B:03, LOC 01 and BLOC 01

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

- 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.

Note to Applicant: There are records of bat roosts, nesting swifts, and hedgehogs in close proximity to this site and a record of slow worms within 50 m. In the unlikely event that any bats or signs of bats are found during

construction all work must stop and Natural England must be called. 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>. Information about swifts can be found on the Hampshire Swifts website <https://www.hampshireswifts.co.uk/>. Any closed board fencing should have holes (13 x 13 cm minimum) cut into the baseboards to allow free passage of small mammals such as hedgehogs through the garden. Any slow worms should not be handled but allowed to move out of the way to a place of safety on their own. Information about slow worms can be found at <https://www.arc-trust.org/slow-worm>

Note to Applicant: The Applicant is advised to enhance biodiversity by installing a bird box and/or bat box to either the host dwellinghouse or approved single storey side extension. Hampshire Swifts may be able to help with installation of swift nest boxes on the house. Additional information is available at <https://www.hampshireswifts.co.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 dark ink, appearing to read "Andy Grandfield", written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes