

MR ABDUL HASNATH
STUDIOAH ARCHITECTS
1 ROEBUCK CLOSE
NEW MILTON
BH25 6AJ

Application	H/22/93157
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell- best@eastleigh.gov.uk

Wednesday 3 August 2022

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

Application No. H/22/93157

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 8 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension and internal alterations
Site: 27 DERBY ROAD, EASTLEIGH, SO50 5FD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 001, 002, 100, 101, 110 and 111

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 the Materials Section of the application form.

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

Note to Applicant: 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>.

Note to Applicant: The applicant is advised that biodiversity enhancement is required. A bat box or a swift nest box could be installed. House sparrows will use swift nest boxes if swifts are not using them. Further information is available at <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes> and <https://www.hampshireswifts.co.uk/nesting>.

In addition, no scaffolding shall lean against the building in the vicinity of the upper storey windows.

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.

Note to Applicant: Your property is understood to have a restrictive covenant which prevents any additions or alterations to the property without consent of the Council, this is in addition to planning permission consent. You will therefore need to contact Asset Management - asset.management@eastleigh.gov.uk directly to obtain their consent prior to proceeding with the approved planning application under application H/22/93157.

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 that reads "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes