

CAROLINE EVERETT
PEONY DESIGN
RIVERSIDE COTTAGE STOFORD
SALISBURY
SP2 0PJ

Application	H/22/93169
Please ask for	Alexandra Stone
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Wednesday 3 August 2022

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

Application No. H/22/93169

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: Construction of new garden room following removal of existing conservatory.
Site: 46 STAG DRIVE, HEDGE END, SOUTHAMPTON, SO30 2QN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: SD/22/001 and SD/22/002

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 materials section of the application form.

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

- 4 Biodiversity enhancement will be required. A bat or bird box (such as a sparrow terrace or swift nest box) mounted on the main house would be an appropriate enhancement. Planting flowering plants for pollinators would also be appropriate. If flowering plants cannot be accommodated in the garden, a green roof on the extension would be a good enhancement. Further information is available on the following websites:
The Bat Conservation Trust <https://www.bats.org.uk/> ,
<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>
Hampshire Swifts website <https://www.hampshireswifts.co.uk/nesting>,
https://www.hampshireswifts.co.uk/files/ugd/e556df_dc583b7444504bf8ae91f4ad3b911aa3.pdf
RSPB <https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/>
<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

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, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes