

BY EMAIL

MR MARTIN WARNE
27 ORCHARD AVENUE
BISHOPSTOKE
EASTLEIGH
SO50 8HN

Application	H/22/93254
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

Wednesday 10 August 2022

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

Application No. H/22/93254

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 15 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Remove tiles on side elevations and side dormers and reclad and alterations to bathroom window on first floor side elevation
Site: 27 ORCHARD AVENUE, BISHOPSTOKE, EASTLEIGH, SO50 8HN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2021045/005A, 2021045/006A , LOC 01, BLOC 01and Bat Roost Assessment dated - 15/06/22.

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: No bats were seen emerging from or re-entering the building on the night of 31 April/1st May 2022. Due to the presence of the hanging tiles and that the survey was done at the very beginning of the bat survey season, a precautionary working method will be required for the removal of the hanging tiles. The ecologist must provide a toolbox talk (which explains how to identify bat droppings or other signs) for any construction workers who will be involved with the tile removal or roof work. Tiles must be removed by hand one at a time, to check for signs of bats.

In the unlikely event of any bats or signs of bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available in the bat survey report, and 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: New external lighting is not recommended, but if required, any new external lighting must be suitable for bats. Lighting should be LEDs, dimmable, with motion sensors (PIR) on short timers and pointing downwards only.

If the works have not commenced by May 2023 an additional bat survey will be required to determine whether bats have used/are using the building since the previous survey.

Biodiversity enhancement is required. Unfortunately this has not been addressed in the bat survey report, but could include installation of a bat tube or built in bat box or a bird nesting box such as swift brick or swift nest box. Further information is available on the Bat Conservation Trust <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes> and Hampshire Swift websites <https://www.hampshireswifts.co.uk/>. Built in boxes are preferred because they cannot fall off and do not require maintenance.

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