

BY EMAIL

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Application	H/22/93283
Please ask for	Dorothy Hei-Tung-Hoh
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Thursday 11 August 2022

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

Application No. H/22/93283

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 22 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey extension to front elevation and new first floor window to side elevation
Site: BEACON LODGE, BEACON ROAD, WEST END, SOUTHAMPTON, SO30 3BR

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, 001 and 101

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 listed in the application form.

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

- 4 No vegetation clearance shall occur on site during the bird nesting season unless supervised by an appropriately qualified ecologist. If vegetation clearance must occur within the breeding bird season (March through August inclusive), the vegetation must be checked for the presence of nesting birds prior to demolition/clearance. If nesting birds are found, the nest must remain undisturbed with a suitable 5 m buffer and clearance cannot take place until the young have fledged and left the nest.

Reason: To prevent harm to breeding birds.

Note to Applicant: Construction works between March and October should be undertaken during daylight hours only to avoid disturbance to bats that may forage and commute through or near the site.

Note to Applicant: Lighting to the completed development should be as low brightness as possible, kept at a low level and directed away from all boundaries. Lighting on sensors should not be so sensitive that foraging bats trigger them. All lighting must follow the Bat Conservation Trusts and Institute of Lighting Professionals guidance on bats and artificial lighting (BCT, 2018).

Note to Applicant: It is recommended to install one bat box and two bird boxes as biodiversity enhancements. Built in bat and bird boxes (such as bat tubes, bat bricks, and swift bricks, which can be used by house sparrows also) are preferred to externally mounted boxes as they cannot fall off and do not require maintenance.

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: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes