

MR JAMES MCLEOD
WAYSIDE
KEW LANE
BURSLEDON
SOUTHAMPTON
SO31 8DG

Application	H/22/93178
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
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Wednesday 24 August 2022

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

Application No. H/22/93178

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 29 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Conversion of conservatory to a single storey flat roofed boot room.
Site: WAYSIDE, KEW LANE, BURSLEDON, SOUTHAMPTON, SO31 8DG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 0001, _002_2022_rev1, WAY_001_2022_rev1 and 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 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: 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>.

Biodiversity enhancement is required. There are two records of breeding swifts nearby, so installation of a swift nest box on the house would be appropriate. Further information is available on the Hampshire Swifts website: <https://www.hampshireswifts.co.uk/>.

There are records of hedgehogs in the area. Building materials must be kept on the drive or off of the ground so that hedgehogs do not shelter under them.

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