

MR MATTHEW TATE
MDT DESIGN
THE STUDIO
1A PORTSMOUTH ROAD
FISHERS POND
EASTLEIGH
SO50 7HF

Application	H/22/93299
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
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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/22/93299

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: Single storey rear extension and internal alterations.
Site: 23 BURNETTS FIELDS, HORTON HEATH, EASTLEIGH, SO50 7DH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01 Rev C

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.

- 4 No development shall take place until details of the measures to be undertaken to protect the public sewers have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. Development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory protection of public sewers.

- 5 No development or development shall occur on site during the active bat season (31st March - 31st October).

Reason: To protect bat species

Note to Applicant: All bats and their roosts are protected by law in the UK. Even though the roof will not be directly affected by the extension, the noise, vibrations and dust generated during construction could affect bats sleeping during the daytime. Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website (<https://www.bats.org.uk/>) explains why bats are protected and what to do if you find a bat at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: Biodiversity enhancements will be required. This could be a bat box or tube or swift nest box added to the upper area of the main house, or the addition of night-scented flowering plants and shrubs to attract pollinators to the garden.

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



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes

