

BY EMAIL

MR ANDREW WISEMAN
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Application	H/22/93390
Please ask for	Claire Campbell-Best
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Thursday 25 August 2022

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

Application No. H/22/93390

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

Description: First floor rear extension, replacement of rear conservatory with a single storey rear extension, removal of chimney stack and alterations to fenestration (Amended description)
Site: 40 SEA VIEW ESTATE, NETLEY ABBEY, SOUTHAMPTON, SO31 5BQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P006105_001, P006105_010, P006105_100, P006105_110, P006105_200 and P006105_210

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.

- 4 The first floor window on the south-west elevation [as marked on the approved proposed elevation plan P006105_210] shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 5 No excavation, demolition or development related works, including placement of goods, chemicals, fuels, soil or other materials, shall take place within the calculated Root Protection Area – defined as a distance of 12 times the diameter of the stem (as measured at 1.5m) – of any tree protected under Tree Preservation Order legislation.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 6 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: This application has been flagged up as being in close proximity to a known bat roost. 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/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: Biodiversity enhancements are required. A built-in bat brick/roost box/bat tube and a swift brick in the first-floor extension would be appropriate enhancements. Further information about bat boxes can be found on the Bat Conservation Trust website <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>.
[Information about swift bricks and nest boxes can be found at https://www.swift-conservation.org/OurLeaflets.htm](https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes).

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