

MR COLIN ZACZYK
REGAL HOMES
SUITE D
96 MARKET STREET
EASTLEIGH
SO50 5RE

Application	H/22/93240
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

Friday 26 August 2022

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

Application No. H/22/93240

In pursuance of their powers under the above Act and in accordance with your application received on Monday 4 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Loft conversion and add a flat roof dormer
Site: JOANNA VIEW, 349B FAIR OAK ROAD, FAIR OAK,
EASTLEIGH, SO50 8AA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 9042/300 Rev A, ARK.ZAC.103- Rev 1, Ark-ZAC.104 Rev1
ARK.ZAC.101 REV 1, ARK.ZAC.102-REV 1 and ARK>ZAC.100 REV1

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 Note to applicant: In the unlikely event of any bats being found during the 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 will be required. Swift boxes, a sparrow terrace or a bat box could be installed under the eaves where they would not be above a window. Further information is available on The Bat Conservation Trust website (<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>), and the Hampshire Swifts website (<https://www.hampshireswifts.co.uk/nesting>).

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 fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes