

BY EMAIL

LEE MCILVEEN
APPLE TREE ARCHITECTURE
25 CROWS NEST LANE
BOTLEY
SOUTHAMPTON
SO32 2DD

Application	H/22/93296
Please ask for	Alex Webb
Direct dial	023 8068 8134
Working hours	Mon to Fri 8:30am to 5pm
Email	alex.webb@eastleigh.gov.uk

Wednesday 31 August 2022

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

Application No. H/22/93296

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 6 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of conservatory and erection of two storey rear extension.
Site: 7 BERKELEY GARDENS, HEDGE END, SOUTHAMPTON, SO30 0QW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Sheet 4 Rev 1, Sheet 1 Rev 2, Sheet 2 rev 3, Sheet 3 Rev 1 and Sheet 5 Rev 1

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 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 enhancements are required. A bat brick/tube or a swift brick/box could be built into the new extension if appropriate. Built-in features are preferred to externally mounted as they do not require maintenance and cannot fall off. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>) Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>) Additional information is available at: <https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators> <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes> <https://www.hampshireswifts.co.uk/nesting> <https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>
- 5 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".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes