

MR MARTIN MOYSE
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Application	H/22/93406
Please ask for	Dorothy Hei-Tung-Hoh
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Monday 12 September 2022

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

Application No. H/22/93406

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 19 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear and side extension, two storey side extension and front porch
Site: 16 COULSDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0JR

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 02 and 01

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: Please ensure any proposed work that would affect the hanging tiles and loft is to be done outside of the active bat season (i.e. work to be done between October and April inclusive).

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>.

Note to Applicant: It is requested to protect hedgehogs from being harmed during construction, which include covering excavations at night or installing a small mammal escape ramp and checking any piles of materials for hedgehogs before disposing of them. No fires will be allowed on site.

Note to Applicant: It is recommended to install the built-in bat brick and swift brick in the new extensions as biodiversity enhancements.

Note to Applicant: It is recommended to enhance the garden with flowering plants to attract pollinators.

Note to Applicant: Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

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, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes

