

BY EMAIL

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Application	H/22/93221
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Wednesday 21 September 2022

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

Application No. H/22/93221

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 23 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension and first floor balcony following demolition of existing conservatory (amended description)
Site: COPPER BEECHES, NETLEY FIRS CLOSE, HEDGE END, SOUTHAMPTON, SO19 6DX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 03, NF001 and NF002 A

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 No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA.

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

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: There is potential for hedgehogs and badgers to be using this area and precautions will need to be taken during construction. No fires can be lit on site. Piles of construction materials should be avoided. Any excavations and open pipes will need to be covered at night or fitted with small mammal escape ramps (rough boards) so that any animals that fall in will not become trapped.

Note to Applicant: Biodiversity enhancements will also be required. Swift nest boxes and bat boxes can be attached to the eaves of the main house. Planting a range of flowering plants to attract pollinators, especially night scented plants to attract moths would be useful.

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