

MRS LISA HANLEY
20 STOKE COMMON ROAD
BISHOPSTOKE
EASTLEIGH
SO50 6DU

Application	H/22/93321
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 23 September 2022

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

Application No. H/22/93321

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 12 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed single storey ground floor rear extension to replace the existing conservatory to kitchen/diner and join onto the existing kitchen extension building. Flat roof.
Site: 20 STOKE COMMON ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Loc 01, 003, 005, 0004, 0006, 0007, 001EE, 0001 and 0002,

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: To ensure that no potential bat features would be impacted by the proposals, any scaffolding erected can be no higher than the existing conservatory roof level.

As an additional precaution against disturbance due to demolition and construction, works affecting the wall where the extension connects to the house should take place outside of active bat season (i.e. can be done between October and April).

Any new lighting must be focussed away from this area or any other potential bat roost features and hooded or baffled to ensure minimal light spillage. Lamps of greater than 2000 lumens (150 W) must not be installed.

Biodiversity enhancement is required. This could consist of a bat box or a swift box attached to another suitable part of the house, or adding more plants for pollinators to the garden.

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](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/>

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 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