

MR JOHN ESSEX
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SO50 4LW

Application	H/22/93515
Please ask for	Alexandra Stone
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Thursday 29 September 2022

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

Application No. H/22/93515

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

Description: First floor side/rear extension following demolition of existing single storey side element, single storey rear extension, alteration to existing porch, removal of existing carport within driveway to reduction to front garden levels to provide car parking, bike storage and planting areas, alteration to fenestration and new entrance steps

Site: 113 UNDERWOOD ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 409_03 and 409_04

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 During construction, if grass snakes, slow worms or common toads are found, to avoid harm, they should not be handled but be allowed to move away from the construction area on their own. Construction materials must not be left in piles in the rear garden, so they do not attract grass snakes, slow worms, or toads to shelter in them. If any compost heaps need to be moved to enable the works, they must be dismantled by hand to ensure that grass snakes, slow worms or toads will not be harmed. Any excavations or pipes must either be covered at night or fitted with a small animal escape ramp to allow any animals that fall in to escape on their own.

Reason: To avoid harm to protected species of reptiles and amphibians. Please could you add the following informative to the decision letter: 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-withbats/ive-found-a-bat-during-works>.

Biodiversity enhancements will be required. 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/nestboxesfor-small-birds/> <https://www.swift-conservation.org/OurLeaflets.htm>

The addition of a swift nest box might be a reasonable enhancement. 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>). (Bat boxes should face south, south east or south west, so may not be possible on this site.)

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 style with a large, looping initial 'A'.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes