

MR MATTHEW TATE
MDT DESIGN
THE STUDIO
1A PORTSMOUTH ROAD
FISHERS POND
EASTLEIGH
SO50 7HF

Application	H/22/93512
Please ask for	Claire Campbell-Best
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Friday 30 September 2022

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

Application No. H/22/93512

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 27 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side and rear extension following removal of existing conservatory
Site: 52 CUDWORTH MEAD, HEDGE END, SOUTHAMPTON, SO30 4SP

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01_ Rev D

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 The door on the eastern elevation [as marked on the approved plan 01_ Rev D] shall be obscured glazed to Pilkingtons level 3.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 5 The development hereby permitted shall not be brought into use until a minimum of three car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

Note to Applicant: Biodiversity enhancements are required. It is recommended to install a bat brick or a swift brick built into the new extension as a biodiversity enhancement. Built in roosts do not require maintenance and cannot fall off. The bat brick/box should be installed 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.

Note to Applicant: It is recommended to install swift nest boxes. They 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.

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, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes