

MR GARY ROBSON
33 LEATHERHEAD GARDENS
HEDGE END
SOUTHAMPTON
SO30 2TY

Application	H/22/93392
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell-best@eastleigh.gov.uk

Friday 7 October 2022

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

Application No. H/22/93392

In pursuance of their powers under the above Act and in accordance with your application received on Monday 18 July 2022 the Council, as Local Planning Authority hereby **permit** the following :

Description: Two storey rear extension, conversion of integral garage and alteration to fenestration (Amended plans).
Site: 47 WOODSTOCK CLOSE, HEDGE END, SOUTHAMPTON, SO30 0NG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1027-PRA-NB-00-DR-A-1100-B, 1027-PRA-NB-00-DR-A-1101-A, 1027-PRA-NB-00-DR-A-1111-B, 1027-PRA-NB-00-DR-A-1120-A, 1027-PRA-NB-00-DR-A-1130-B, 1027-PRA-NB-01-DR-A-1131-B, 1027-PRA-NB-01-DR-K-1121-A, 1027-PRA-NB-RF-DR-A-1122-A, 1027-PRA-NB-RF-DR-A-1132-B, 1027-PRA-NB-XX-DE-A-1200-A, 1027-PRA-NB-XX-DR-A-1210-B

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: Biodiversity enhancements are required. A bat brick/box and/or a swift brick/box could be added to the side elevations of the new extension. Built-in bat and swift bricks require no maintenance and cannot fall off. The Bat Conservation Trust recommends installing a bat brick 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>)

Note to Applicant: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership[before any further works commence on 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, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes