

MR DAVID WRIGHT
DAVID WRIGHT ARCHITECTURAL DESIGN
5 FIRGROVE
61 BOURNEMOUTH ROAD
POOLE
BH14 0EP

Application	H/22/93358
Please ask for	Claire Campbell-Best
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Tuesday 25 October 2022

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

Application No. H/22/93358

In pursuance of their powers under the above Act and in accordance with your application received on Friday 15 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Raising of roof to convert loft into first floor accommodation.
(Amended description and plans)
Site: 6 STOURVALE GARDENS, CHANDLER'S FORD, EASTLEIGH,
SO53 3NE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 22239/001 Rev B, 22239/01 Rev B, 22239/02 Rev B and 22239/101

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 must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The first floor dormer window serving the bedroom on the north-eastern elevation [as marked on the approved plans 22239/01 Rev B and 22239/02 Rev B] shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight

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

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: The vines on the side elevation and any other vegetation very close to the building should be removed outside of bird nesting season (ie removal between August and February) Extra care must be taken when removing the vines in case any birds are nesting there. If it is not possible to remove them outside of bird nesting season, they need to be checked by a suitably qualified ecologist for signs of nesting birds immediately before removal. If there is an active nest, work must stop and it must be left undisturbed with a 5 m buffer, until after the chicks have fledged and left the nest.

Note to Applicant: Biodiversity enhancement is required. A bat brick and or a swift brick could be added to each of the gable ends at the correct exposures. Built-in bat and swift bricks are preferred as they do not require maintenance and cannot fall off.

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>)

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: Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. Please see further information on the Public Register

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



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes