

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

Application	H/22/93728
Please ask for	Dorothy Hei-Tung-Hoh
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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/22/93728

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 31 August 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed two storey and single storey rear extension
(Alterations to previously approved scheme)
Site: 109 MOORGREEN ROAD, WEST END, SOUTHAMPTON,
SO30 2HG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 101_ Rev A and 100_

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: 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: Please note precautions for hedgehogs include having all building materials either on hard standing or on pallets and not located where hedgehogs can shelter within them. No fires can be lit on site. Any excavations and pipes must either be covered at night or fitted with a small mammal escape ramp (a roughened board set at a shallow angle) to allow any animals to crawl out if they fall in.

Note to Applicant: Biodiversity enhancements are required. It is recommended to install bat bricks/boxes and/or swift bricks/boxes for this building. 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. 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.

Note to Applicant: Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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 'A' and a long, sweeping 'd'.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes