

MS HARRIET PALMER  
SITUATED ARCHITECTS  
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|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Application    | H/22/93596                                                                           |
| Please ask for | Rachael Morris                                                                       |
| Direct dial    | 023 8068 8463                                                                        |
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Wednesday 26 October 2022

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

Application No. H/22/93596

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 1 September 2022 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Demolition of conservatory, two storey rear extensions and alteration to fenestration.  
**Site:** 29 WITT ROAD, FAIR OAK, EASTLEIGH, SO50 7FS

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 0100 P01 Rev 01, 0200 P01 Rev 00, 0800 P01 Rev 00, 1200 P01 Rev 00, 1200 P01 Rev 01, and 1300 P01 Rev 01

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 on plan 1300 P01 Rev 01.

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

- 4 The first floor window on the South-West elevation [as marked on the approved plan 1300 P01 Rev 01] shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the window shall be permanently maintained in that condition.

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

- 5 A biodiversity enhancement is required in the form of a bat brick or a swift brick to the proposed extension. 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.

Reason: To ensure biodiversity enhancement

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.

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", written in a cursive style.

Andy Grandfield  
Executive Head for Planning and Economy

N.B. See Attached Notes