

MR PAUL DAVIES
CONSTRUCTION SERVICES
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SO53 2EE

Application	H/22/93616
Please ask for	Summer Sharpe
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Thursday 27 October 2022

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

Application No. H/22/93616

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

Description: Proposed single storey rear/side extension to form a granny annexe, following the demolition of an existing garage and car port.
Site: PYLE HILL COTTAGE, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7GQ

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Location plan – Leonards, Pyle Hill Cottage, Winchester Road, Fair Oak, Hampshire, SO50 7GQ
 - Block Plan - Leonards, Pyle Hill Cottage, Winchester Road, Fair Oak, Hampshire, SO50 7GQ (received 26 October 2022)
 - Existing Floor Layout & Elevations
 - Proposed Floor Layout & Elevations Revised – Number Pil/03/22 (received 26 September 2022)

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The Protective Measures set out within Section 5 of the Arboricultural Impact Assessment (dated 12 October 2022) shall be implemented in full prior to any works commencing on site, including demolition. Works shall then be undertaken in accordance with the report recommendations.

Reason: To protect the neighbouring tree, which provides important visual amenity to the area and habitat for protected species.

- 4 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.

- 5 The annexe hereby permitted must only be occupied as an extension to the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and not be sold off, occupied or used as an independent unit of accommodation.

Reason This permission is granted in the special circumstances of the case and the property is not suitable for sub-division into two separate dwellings.

- 6 An internal connection between the existing dwelling and the annexe must be retained at all times.

Reason The property is not suitable for sub-division into two separate dwellings.

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.

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>.

Surface water drainage information will be required. If the volume of drainage added by the extension does not exceed the capacity of the current system, then it can be used, but calculations must be provided to confirm this.

Biodiversity enhancements are also required. Bat boxes or swift nest boxes can be added to the main house if this is suitable. The garden can be enhanced with flowering plants to attract pollinators.

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](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>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

Yours faithfully

A handwritten signature in dark ink, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes