

MS KATJA LESZCZYNSKA  
ADD VALUE HOME  
3 CROSSFIELD ROAD  
LONDON  
N17 6AY

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Application    | H/22/93620                                                                             |
| Please ask for | Alexandra Stone                                                                        |
| Direct dial    | 023 8068 8318                                                                          |
| Working hours  | Mon to Fri 8:30am to 5pm                                                               |
| Email          | <a href="mailto:alexandra.stone@eastleigh.gov.uk">alexandra.stone@eastleigh.gov.uk</a> |

Monday 31 October 2022

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

Application No. H/22/93620

In pursuance of their powers under the above Act and in accordance with your application received on Monday 5 September 2022 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Single storey rear extension.  
**Site:** 71 SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO30  
3AG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: AVH-280-1002 Rev 01, AVH-280-2002 Rev 01, AVH-280-1000, AVH-280-0001 Rev 01, AVH-280-1002, AVH-280-2002 and AVH-280-2000

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.

- 4 Biodiversity enhancement is required. A bat box or a swift nest box may be appropriate for this property.  
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-yourbox>)

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or northwest 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/nestboxesfor-small-birds/>

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

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