

BY EMAIL

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Application	H/22/93641
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Tuesday 1 November 2022

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

Application No. H/22/93641

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 30 August 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of the annexe and replacement with two-storey side extension. First floor extension and internal alterations and alteration to fenestrations.

Site: BROOKLANDS, HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2ES

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 0016_BHS_PA_01 Rev P05; 0016_BHS_PA_02 Rev P05; 0016_BHS_PA_03 Rev P05; 0016_BHS_PA_04 Rev P05; 0016_BHS_PA_05 Rev P05; 0016_BHS_PA_06 Rev P06; 0016_BHS_PA_07 Rev P05; 0016_BHS_PA_08 Rev P04; 0016_BHS_PA_09 Rev P06

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 **No development shall start until** a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The provision of long-term facilities for contractor parking;
 - (c) The arrangements, including times, for deliveries associated with all construction works, loading/ unloading of plant and materials, and carting away of materials;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers.
 - (i) Details for a precautionary pond dismantling method statement

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality

- 4 The additional first floor windows on the north elevation, as marked on the approved plan 0016_BHS_PA_08 Rev P04 shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top opening toplight. Once installed the window[s] shall be permanently maintained in that condition.

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

- 5 The materials to be used must match as closely as possible, in type, colour and texture those listed in Materials Section of the application form and as indicated on approved plans 0016_BHS_PA_08 Rev 04 and 0016_BHS_PA_09 Rev 06

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

- 6 The extensions hereby permitted shall only be used in conjunction with the existing dwelling or by dependent relatives of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent units of accommodation.

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

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>.

The existing surface water drainage arrangements for the house may be suitable for the extensions but this should be assessed and submitted to be checked.

Biodiversity enhancements will be required. Built-in bat bricks and/or swift bricks could be built into the new extensions, or externally mounted boxes could be added to the existing house. The garden could be enhanced with flowering plants to attract pollinators such as moths, as food for bats.

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>)

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 black ink, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes