

BY EMAIL

GEORGE GAMBLIN
R & G DESIGN
SAN REMO LITTLE BULL LANE,
WALTHAM CHASE WAL...
SO32 2LT

Application	H/22/93594
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell- best@eastleigh.gov.uk

Tuesday 1 November 2022

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

Application No. H/22/93594

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 10 August 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension and loft conversion to include 1no. front and 1no. rear dormer (Amended plans and description)
Site: 4 ROWAN GARDENS, HEDGE END, SOUTHAMPTON, SO30 0PU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: JONES 354.B, Bloc 01 and Loc 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 in The Materials Section of the application form.

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

- 4 The first floor window on the north-east elevation [as marked on the approved plan JONES 354.B] shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight

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

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: Biodiversity enhancements will be required.

A bat box or a swift nest box mounted on the gable end of the property would be appropriate. 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>)

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 dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" being more prominent than the surname.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes