

MRS CARIANNE WELLS
21 MIDDLE ROAD
SOUTHAMPTON
SO31 7GH

Application	H/22/93585
Please ask for	Claire Campbell-Best
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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/22/93585

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 9 August 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey rear extension, porch and bay to front.
Site: 32 HAMBLE LANE, HAMBLE-LE-RICE, SOUTHAMPTON,
SO31 4JS

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Bloc 01 Rev A, Loc 01, PG.7077-22-1 and PG.7077.22.2 Rev A

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 The first floor window on the south-eastern elevation [as marked on the approved plan PG.7077-22-2 Rev A] 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.

- 5 The development hereby approved shall not be brought into use until screening to a height no less than 2m from ground level has be provided along the section marked X-X on the approved site plan Bloc 01 Rev A and thereafter retained.

Reason: To safeguard the amenity of the neighbouring residents.

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 have been recommended. Built in bat and swift nest bricks/boxes are preferred. Swift boxes can be used by other species if swifts are not using them. Bee bricks, log and brushwood piles and planting native species which produce fruit and seeds for pollinators are also recommended.

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