

MRS CAROL BROWNE
VINE COTTAGE
STATION ROAD
BURSLEDON
SOUTHAMPTON
SO31 8AA

Application	H/22/93672
Please ask for	Summer Sharpe
Direct dial	023 8068 8841
Working hours	Mon to Fri 8:30am to 5pm
Email	summer.sharpe@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/22/93672

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 27 September 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Retention of existing timber deck in rear garden and york stone patio adjacent to the deck area(Retrospective Application)
Site: VINE COTTAGE, STATION ROAD, BURSLEDON,
SOUTHAMPTON, SO31 8AA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Location Plan: Vine Cottage, Station Road, Bursledon, Southampton, SO31 8AA
 - Block Plan: Vine Cottage, Station Road, Bursledon, Southampton, SO31 8AA
 - Existing South Elevation
 - Proposed South Elevation
 - Proposed Composite Deck Replacement To Rotten 17 Year Old Timber Deck
 - Existing Ground Floor Level
 - Existing East Elevation
 - Proposed East Elevation

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

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: 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 that reads "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes