

MR CRAIG ROPPOLO
12 SPRINGFIELD DRIVE
TOTTON
SOUTHAMPTON
HAMPSHIRE
SO40 2QS

Application	H/22/93106
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Thursday 3 November 2022

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

Application No. H/22/93106

In pursuance of their powers under the above Act and in accordance with your application received on Monday 13 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: single storey side extension and enlarged porch
Site: 14 ROYSTON AVENUE, EASTLEIGH, SO50 4NJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 03 - 03/22/A, 04/03/22/A, LOC 01, 02 -03/22 and 01 -03/22

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.

Note to Applicant: Bats and nesting birds are protected under the Wildlife and Countryside Act 1981, as amended (section 1). It is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Bats are protected from disturbance, harm, obstruction of or destruction of their roosting places.

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: If evidence of an active bird's nest is found during construction, work must stop and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

Note to Applicant: Biodiversity enhancement is required. It is recommended to install a built in or externally mounted bat tubes/bricks or swift bricks/nest boxes into the gable end of the new extension. Built in roosting/nesting opportunities are preferred to externally mounted boxes because they can't fall off and do not require maintenance. Additional information is available on the Hampshire Swifts website <https://www.hampshireswifts.co.uk/nesting> and the Bat Conservation Trust website <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes> ; and <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/external-ready-made-bat-boxes-integrated-bat-boxes>.

Note to Applicant: Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read the New Connections Charging Arrangements documents which are available on the website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

Note to Applicant: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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 "A Grandfield". The signature is fluid and cursive, with the first letter 'A' being particularly large and stylized.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes