

LAURENCE WRIGHT
BBD ARCHITECTS
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ROMSEY
SO51 8EZ

Application	H/22/93743
Please ask for	Dorothy Hei-Tung-Hoh
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Friday 4 November 2022

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

Application No. H/22/93743

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

Description: Conversion of existing garage to habitable space. Alterations to fenestrations
Site: 48 MARSH GARDENS, HEDGE END, SOUTHAMPTON, SO30 2XN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1697/E/02A, 1697/P/11A, 1697/P/12 and 1697/P/10

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 garage conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling and shall not be used for business, commercial or industrial purposes or as an independent residential unit.

Reason: The site is not considered suitable for subdivision or to be in a non-residential use

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 are required. It is recommended to install a swift nest box or a bat box. 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. 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.

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 'Andy Grandfield', written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes