

BY EMAIL

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Application	H/22/93883
Please ask for	Claire Campbell-Best
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Thursday 17 November 2022

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

Application No. H/22/93883

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 29 September 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two and single storey rear extensions and single storey front extension.
Site: 32 YARDLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 0HQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 00306 Rev C, 00307 Rev C, 00308 Rev C, 00309 Rev C, 00311 Rev C, 0207 Rev A 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 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 north eastern elevation and 2no. rooflights and first floor window on the south western elevation all serving bedroom 1 [as marked on the approved plan 00310 Rev C] shall either be:
- a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR
 - b) positioned at least 1.7 metres above the floor of the room in which they are installed. Once installed the windows shall be permanently maintained in that condition.

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 is required. A built-in bat brick/box and a swift brick/box may 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>)

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>

Note to Applicant: Hedgehogs could be using this garden for shelter, hibernation and/or foraging. The decking and the areas beyond the wooden fencing may provide good cover. A precautionary working method for hedgehogs is required.

This would contain the following information:

If hedgehogs are using the site they would be sheltering under decking, dense vegetation or within long grass, dead leaves or piles of dead wood. These areas should be cleared by hand, not using a digger, to allow animals time to escape. Removal of potential habitat must not take place from November through March when animals may be hibernating. No fires can be lit on site. The British Hedgehog Society recommends that *Areas should be cleared on rotation with scrubby patches left to provide nesting habitat and cover. If this is not possible, piles of dead wood and brash piles can be created in other areas around the site to mitigate for the removal of suitable nesting sites. These can be created behind hedges or out of the way for smaller developments with limited space.* Replacement habitat can include log piles, leaf litter, dead wood and scrub. Hedgehog houses can also be made or purchased.

During construction any excavations or open pipes must be covered at night or fitted with a small mammal escape ramp (a rough board slanted at a shallow angle) to prevent hedgehogs from becoming trapped. If hedgehogs are found, they should not be handled but be left to move away on their own to a place of shelter. *If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801.*

Further information is available at:

<https://www.britishhedgehogs.org.uk/wp-content/uploads/2019/05/developers-1.pdf>

Note to Applicant: If exterior lighting is to be added, a wildlife-sensitive exterior lighting plan will be required so that bats and hedgehogs are not disturbed by any additional lighting from this proposal. Information can be found at:

<https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>.

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 that reads "Andy Grandfield". The signature is written in a cursive style, with the first letters of the first and last names being capitalized and prominent.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes