

MR STEVE CLARK
VISTRY PARTNERSHIPS LTD
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THE SAWMILLS
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Application	F/22/93671
Please ask for	Alex Webb
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Friday 9 December 2022

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

Application No. F/22/93671

In pursuance of their powers under the above Act and in accordance with your application received on Monday 22 August 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Roof alterations consisting of addition of 3no. dormer windows, replacement of 1no. rooflight and existing ground floor rear door/frame to north elevation
Site:	PEMBERS COTTAGE, PEMBERS HILL FARM, MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7EA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 210894-6252 Rev C03, 1000 Rev P02, 1001 Rev P02, 1008 Rev P05, 1009 Rev P02

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

- 2 The materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form and as shown on Drawing No. 1009 Rev P02

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 3 The approved the biodiversity enhancements which include two bird boxes on the facing north or north east elevation, shall be implemented in full unless otherwise agreed in writing by The Local Planning Authority.

Reason: To achieve an overall biodiversity net-gain on site.

Note to Applicant: The proposed works within the site should be undertaken outside of the breeding bird season (March to August, inclusive). If this is not possible a suitably qualified ecologist should inspect the building immediately prior to the roof removal. Should any active nests be encountered, the work will be paused until the chicks have fledged and/or the nest is no longer in use.

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". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes