

MR IAN KNIGHT
KNIGHT ARCHITECTURAL DESIGN
UNIT 7 THE QUARTERDECK
PORT SOLENT
PORTSMOUTH
PO6 4TP

Application	H/22/94138
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Thursday 5 January 2023

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

Application No. H/22/94138

In pursuance of their powers under the above Act and in accordance with your application received on Monday 14 November 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey extension, connecting the main house to the entertainment wing with the addition of a balcony with support posts to the rear elevation. Alterations to fenestrations

Site: ASHBERRY HOUSE, WINCHESTER ROAD, BOTLEY, SOUTHAMPTON, SO32 2BX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: KAD 08 A PP, KAD 07 A PP, KAD 01 A EX, KAD 03 A EX, KAD 06 A PP, KAD 04 A EX, KAD 02 A EX, KAD 05 A PP, KAD 11 A BLOCK and KAD 10 A SITE

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: 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/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>

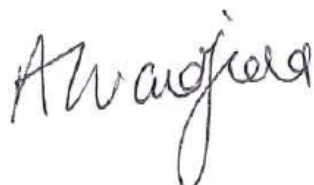
Note to Applicant: Biodiversity enhancements will be required. It is recommended to install a bat box and swift nest box. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>) Swift bricks/ 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>)

Note to Applicant: Flowering plants to attract pollinators would also be a good biodiversity enhancement in the rear garden.

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 (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 dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" and last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes