

MR NIK KEATLEY
N & J DESIGN LTD
7 HEDLEY GARDENS
HEDGE END
SOUTHAMPTON
SO30 2WT

Application	H/22/93960
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Tuesday 10 January 2023

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

Application No. H/22/93960

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 12 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey rear and side extensions to replace existing lean-to and conservatory
Site: 43 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2022.03.01/02 REV C, 2022.03.01/01 REV A and 2022.03.01/03

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 listed in the application form.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The destructive search mitigation strategy proposed in the Preliminary Bat Roost Assessment report shall be followed. The roof tiles with bat roost potential must be removed by hand under the supervision of a bat-licensed ecologist. If bats are found at any time, all work shall stop immediately, the feature should be carefully replaced, and advice sought from the supervising licenced ecologist and Natural England. 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>.

Reason: To avoid disturbing or harming bats.

- 5 If possible, work should be done outside of the main bird nesting season (March through August). If any evidence of an active bird's nest is found during the works, the nest must remain undisturbed with a 5 m buffer erected around the nest to protect it until after the chicks have fledged and left the nest.

Reason: To avoid disturbing or harming nesting birds.

Note to Applicant: Two swift nest boxes are recommended as biodiversity enhancements on the eastern elevation, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

Note to Applicant: If needed for safety, lighting should be selected that emits minimal ultra-violet light and avoids white and blue wavelengths of the light spectrum. All lights should be kept at a low level and directed away from the adjacent buildings and the southern boundary of the site. Lighting on sensors should not be so sensitive that foraging bats trigger them.

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



Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes