

BY EMAIL

MR MATTHEW TATE
MDT DESIGN
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ALLINGTON LANE
WEST END
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Application	H/22/94145
Please ask for	Claire Campbell-Best
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Monday 6 February 2023

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

Application No. H/22/94145

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 8 November 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side infill extension and new roof over existing and proposed rear extension (Amended Plans)
Site: 52 SPRING LANE, BISHOPSTOKE, EASTLEIGH, SO50 6BA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01_ Rev D

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 must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

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

Note to Applicant: The applicant is advised that future works to the hanging tiles on the rear dormer, whether they require planning permission or not, are still subject to wildlife protection laws which protect bats and their resting places.

Note to Applicant: While a preliminary bat roost assessment will not be required for the amended application, the roof lights on the proposed infill extension would allow light to shine up onto this area. The applicant is advised the rooflights are fitted with blinds so that can be closed at night.

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 are recommended. This property may be suitable for a bat box and/or a swift nest box depending on space being available.

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".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes