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Application	H/22/94423
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Wednesday 15 February 2023

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

Application No. H/22/94423

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 21 December 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension and associated internal alterations.
Removal of slate-hung cladding. Replacement of front porch.
Alterations to fenestration.

Site: 148 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DS

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 22.27.00 and 22.27.01/A

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 described on the approved plan 22.27.01/A.

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

- 4 Prior to commencement of works, a European Protected Species Licence is required from Natural England. Removal of hanging tiles and any other ecologically sensitive features shall only be done under the supervision of a bat

licensed ecologist.

Reason: To ensure protection of bats

- 5 Any demolition and construction works must follow the precautionary working method statement for herptiles, as detailed in Appendix 2 of Weymouth House Bat Survey Report and Mitigation Strategy Report, referenced V1.2 January 2023. Construction materials must not be stored in potential reptile habitat areas. In the event that any reptiles are found during construction, work must stop and a suitably qualified ecologist shall be contacted for advice.

Reason: To ensure the protection of reptiles

- 6 In the event that any bird nests are discovered, a suitably qualified ecologist shall be contacted for advice. Destruction of any areas with nesting bird potential must be done either outside of nesting bird season (March-August inclusive) or after a pre-works check by a suitably qualified ecologist.

Reason: To protect breeding birds

- 7 The biodiversity enhancements as recommended in Section 5 of the Weymouth House Bat Survey Report and Mitigation Strategy Report, referenced V1.2 January 2023, shall be implemented in full, in accordance with the details of the report.

Reason: To ensure biodiversity enhancement

- 8 The brickwork to be uncovered on the main dwelling shall be altered, and repaired where necessary, using bricks to match existing in size, texture, colour and mix with lime mortar to match original in mix, colour and texture.

Reason: To ensure the listed building is suitably preserved

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, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes