

MR KYLE CHARLTON
LOFTPLAN DESIGNS LTD
SATURN HOUSE
UNIT 1 CALLEVA PARK
ALDERMASTON
READING
RG7 8HA

Application	H/22/94326
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@eastleigh.gov.uk

Thursday 23 February 2023

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

Application No. H/22/94326

In pursuance of their powers under the above Act and in accordance with your application received on Monday 19 December 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Loft conversion including installation of 1No crown roof dormer to the rear elevation & 3No roof-lights to the front elevation, to form additional habitable space.
Site: 27 HAZEL CLOSE, WEST END, SOUTHAMPTON, SO30 3JP

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: SITE 01, LP3957 (EX), BLOC 01, LOC 01 and LP3957 (PR)

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>.

The solar panels must be checked for nesting birds before removal as nesting birds often shelter under solar panels. If there are any active nests all work must stop, and the area must be cordoned off with a 5 m buffer until after the young have fledged and left the nest.

Note to applicant: Biodiversity enhancements will be required. A bat box and a swift nest box may be appropriate for this building.

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 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: 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".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes