

MR NASIR ALI
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SO16 6HL

Application	H/22/94368
Please ask for	Claire Campbell-Best
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Wednesday 1 March 2023

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

Application No. H/22/94368

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 15 December 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of the existing lean to room. Two storey side extensions. Alterations to fenestration
Site: 36 MORTIMER ROAD, BOTLEY, SOUTHAMPTON, SO30 2EN

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 P6, 02 Rev P6, 03 Rev P6, 04 Rev P6 and 05 Rev P6

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 and approved plan 05 Rev P6.

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

- 4 The Mitigations and Enhancements set out within Section 5 of the 36 Mortimer Road, Botley, Southampton, SO30 2EN, – Preliminary Ecological Assessment – (February 2023) (by Hampshire Ecological Services Ltd shall be implemented in full prior to the development being brought into use and thereafter maintained in perpetuity.

Reason: To safeguard protected species and to enhance biodiversity.

Note to Applicant: Biodiversity enhancement is required. A bat brick/box and a swift brick/nest box may be appropriate to build into the extensions. Built in boxes do not require maintenance and cannot fall off.

The Bat Conservation Trust recommends installing a bat brick/box at least 4m 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>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.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 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