

MR MATTHEW TATE
MDT DESIGN
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/22/93734
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell-best@eastleigh.gov.uk

Thursday 23 March 2023

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

Application No. H/22/93734

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 1 September 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey rear extension, single storey side extension,
proposed full storey extension on top and elevational alterations
Site: GLEN LEA, CHURCH HILL, WEST END, SOUTHAMPTON,
SO30 3AT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
01 - Existing Block Plan
02 Rev B - Existing Elevations and Floor Plans
03 Rev D - Proposed Elevations and Floor Plans
04 - Proposed Block Plan

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 Notwithstanding the approved plan 03 Rev D, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to

and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason: To ensure a satisfactory visual appearance in the interest of amenities

- 4 The development must accord with the arboricultural report reference 23_5837_02_32. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 5 No development shall start until a bat roost mitigation and enhancement plan designed by a bat-licensed ecologist detailing 4no. compensatory bat roosts must be added to the new extension. These bat roosts should be located as close as possible to the location and design of the original bat roosting features identified in the Enims – Preliminary Bat Roost Assessment – Appendix B, pages 16 and 17 – November 2022.

Reason: To protect bats and restore original bat roost features

- 6 The second floor window on the north-western elevation [as marked on the approved plan 03 Rev D] serving the ensuite, dressing room and master bedroom shall be obscured glazed to Pilkingtons level 3 or equivalent with no more than a top opening toplight

Reason: To protect the amenity and privacy of the adjoining residential properties

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: There is a record of bats near this property. 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/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: Biodiversity enhancements are required. Suitable recommendations should be included in the ecological assessment report. Bat

bricks or swift bricks may be appropriate.

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>)

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, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes