

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

Application	H/22/94300
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
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Wednesday 29 March 2023

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

Application No. H/22/94300

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 30 November 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey rear extensions
Site: 23 TANHOUSE CLOSE, HEDGE END, SOUTHAMPTON, SO30 0FB

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 B

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.

- 4 No development shall commence until evidence showing a European Protected Species bat license for the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting bats and their habitats

- 5 No development shall commence until a Phase 2 bat survey report containing the approved mitigation method statement from the European Protected Species (EPS) bat license has been submitted and approved in writing by the Local Planning Authority. The approved mitigation measures shall be fully installed before the development is brought into use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting bats and their habitats

- 6 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