

MISS ELLIE KNIGHT
HELYER DAVIES ARCHITECTS LTD
1 THE OLD FLOUR MILL
QUEEN STREET
EMSWORTH
PO10 7BT

Application	H/23/94727
Please ask for	Dorothy Hei-Tung-Hoh
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Wednesday 12 April 2023

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

Application No. H/23/94727

In pursuance of their powers under the above Act and in accordance with your application received on Friday 17 February 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey front extension. First floor rear extension, remove porch from side to front elevation, roof alterations, and internal renovations. With alterations to fenestration and new landscaping to form lower terrace at the rear.

Site: 64 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 22084-04 Rev A, 22084-03 Rev A, 22084-02 Rev B and 22084-01 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 or otherwise be in accordance with those in the approved plans.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Note to Applicant: The bat survey report is valid for 12 months so if works have not started by September 2023, a walkover update will be needed to check that conditions have not changed.

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 called. 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: No works should take place in the hours of darkness or under artificial lighting. In addition, no lighting should be directed onto retained vegetation (particularly the trees), and security lights should operate on a timer, to avoid any negative impact on bats.

Note to Applicant: The following biodiversity enhancements were recommended: An integrated bat box/ brick, a swift box, a 32mm hold bird box, an insect box, and additional flowering plants to attract pollinators. Since the design has changed from the previous proposals, the locations of the bat and swift boxes should be confirmed with the ecological consultant to ensure that they are in appropriate positions and they will not be illuminated by interior or exterior lighting.

Note to Applicant: Wall cotoneaster and Montbretia, which are both invasive non-native plants were found. Precautions should be taken to avoid these plants spreading into the wild as described in the report.

Note to Applicant: Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read the New Connections Charging Arrangements documents which are available on the website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

Note to Applicant: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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: 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 "A Grandfield". The signature is written in a cursive, slightly stylized script.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes