

MR DEAN ADAMS
D M ADAMS DESIGNS
1 CHAPEL ROAD
SWANMORE
SOUTHAMPTON
SO32 1DD

Application	H/22/94323
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
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Thursday 13 April 2023

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

Application No. H/22/94323

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 13 December 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side extension and single storey rear extension
Site: 2 BROOK COTTAGES, BROAD OAK, BOTLEY,
SOUTHAMPTON, SO30 2EU

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2BC-001-A and 2BC-002-F

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 2BC-002-F

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

- 4 Vegetation removal should be done outside of bird nesting season which is usually 1st March through 31st August. If the scrub has not already been removed, it must be carefully checked for nesting birds before removal. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. If evidence of an active bird's nest is found during construction, a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

Reason: To prevent harm to nesting birds.

- 5 The development hereby permitted shall be implemented in accordance with the biodiversity enhancements recommended in the Preliminary Ecological Assessment prepared by Philips Ecology dated 02 February 2023 and approved plan 2BC-002-F. This shall include two bat boxes and three swift boxes, planting pollinating plants and cutting hedgehog gaps (minimum of 13 x 13cm) in the baseboards of any close board fencing to allow free passage of small mammals such as hedgehogs.

Reason: To protect and enhance biodiversity

Note to Applicant: Southern Water has advised they are prepared to grant conditional approval to build near the public sewer at this address, subject to the following conditions:

1. No structure (footings, walls etc) running within 500mm from the existing 150mm vitrified clay (VC) public foul sewer/manhole will be permitted.
2. Where within 3.00 metres of the public sewer, foundations must be taken to a minimum of 150mm below the invert level of the sewer/manhole. The depth of the sewer is approximately 1.58m below ground level at the time of survey.
3. Southern Water does not permit internal public manholes and a new extension to be built over or within 500mm of public sewer/manhole.
4. Any new connections to the public sewerage system will require a New Sewer Connection application (we sometimes refer to this as a Section 106) to be submitted and approved by Southern Water.
5. Care must be taken when working in the area of the public sewer pipeline so that no damage is caused, as any damage will be repaired at the client's expense.

Note to Applicant: The applicant should be made aware that subsequent to any planning permission that may be issued by EBC as Local Planning Authority, a secondary permission will be required from HCC as Local Highway Authority to actually undertake the proposed drop kerb / vehicle crossover works. Details of this process can be found via the following link:

<https://www.hants.gov.uk/transport/parking/droppedkerbs>

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 "A Grandfield". The signature is fluid and cursive, with the first letter 'A' being particularly large and stylized.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes