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Application	H/23/94551
Please ask for	Alexandra Stone
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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/23/94551

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 26 January 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: First floor side extension
Site: 23 LUCERNE GARDENS, HEDGE END, SOUTHAMPTON,
SO30 4SD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, mp.20544, mp.260544, mp.24 Rev A, mp.204 and mma.477

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 Any works must avoid obstructing the gap where the front porch roof joins the wall and maintain a clear flight path free from obstruction in this area. If this is not possible, then work must only be done when bats are least vulnerable to disturbance, either during April or between mid-September and the end of October.

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>.

Reason: To avoid disturbance to bats. Additional information is available at: <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/things-to-consider-when-planning-works>

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