

BY EMAIL

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Application	H/22/94266
Please ask for	Claire Campbell-Best
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Thursday 20 April 2023

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

Application No. H/22/94266

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 29 November 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension and roof alterations incorporating 1no. rear juliet balcony, 1no. front and 1no. side dormers to provide first floor habitable accommodation and alterations to fenestration (Amended Description and Plans)

Site: 68 TELEGRAPH ROAD, WEST END, SOUTHAMPTON, SO30 3EY

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 203, A101 Rev A, A102 Rev F, A103, A104 Rev B, A201, A202 Rev E, M101 and M102 Rev A

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.

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

- 4 The dormer windows on the southern elevation [as marked on the approved plan A202 Rev E] shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the windows shall be permanently maintained in that condition.

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

- 5 No development shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

Reason: To provide satisfactory access and in the interests of highway safety.

- 6 No development shall start on site until the provision for three parking spaces has been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development.

- 7 The development hereby permitted shall be implemented in accordance with the ecological enhancements outlined in section 6 in the Extended Phase 1 Habitat Survey (March) 2023.

Reason: To protect and enhance biodiversity

Note to Applicant: Further biodiversity enhancements are required. Mitigation for loss of hedgehog, invertebrate and nesting bird habitat should also include having some areas of dense vegetation in the garden and planting a wide range of flowering plants that provide flowers for pollinators, and fruit and seeds for birds and wildlife. Night scented flowering plants provide food for moths which are eaten by bats. The RHS plants for pollinators website can be used to select plants that will provide these valuable ecosystem services (<https://www.rhs.org.uk/science/conservationbiodiversity/wildlife/plants-for-pollinators>). Hedgehog holes can be cut into the baseboards of closed board fencing and should be a minimum of 13 x 13 cm.

Note to Applicant: The applicants should however be made aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, a secondary permission will be required from HCC (as Local Highway Authority) to actually undertake the drop kerb works. Details of this process can be found via the following link:

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

Note to Applicant: You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier(s) where the building owner intends to carry out work which involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at www.communities.gov.uk.

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 dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes