

BY EMAIL

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Application	H/23/94605
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Tuesday 25 April 2023

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

Application No. H/23/94605

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 1 February 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side extension towards the rear and conversion of car port to habitable accommodation and alterations to existing fenestration
Site: CRABLECK, HIGH STREET, BURSLEDON, SOUTHAMPTON, SO31 8DJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 22/24/01 Rev A, 22/24/02 Rev B and 22/24/03 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 must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form and approved plan 22/24/02 Rev B

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

- 4 No development shall take place until details of the measures to be undertaken to protect the public sewers have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. Development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory protection of public sewers.

Note to Applicant: If bats are found during building work, all works should stop and a preliminary ecological assessment should be carried out to ensure the protection of wildlife species.

Note to Applicant: Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat. If bats or any signs of bats are found during construction, all work must stop immediately, and Natural England must be called. The Bat Conservation Trust website (<https://www.bats.org.uk/>) explains why bats are protected and what to do if you find a bat at <https://www.bats.org.uk/advice/im-working-on-a-buildingwith-bats/ive-found-a-bat-during-works>.

Note to Applicant: Precautionary working methods are required to protect great crested newts in their terrestrial phase. Construction materials must be stored only on hard standing. Any holes, pipes or trenches must be covered at night or fitted with small animal escape ramps. If great crested newts or any signs of great crested newts are found during construction, all work must stop immediately, and Natural England must be called.

- 8 Note to Applicant: Biodiversity enhancement is required. A bat brick/box and a swift brick/nest box may be appropriate to build into the extensions. Built in boxes do not require maintenance and cannot fall off.

The Bat Conservation Trust recommends installing a bat brick/box at least 4m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)
Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>
<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>
<https://www.swift-conservation.org/OurLeaflets.htm>

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". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes