

MR PAUL GOSLING
PMG BUILDING DESIGN&CONSULTANCY LTD
10 PERSIAN DRIVE
WHITELEY
FAREHAM
PO15 7BJ

Application	H/22/93494
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Friday 19 May 2023

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

Application No. H/22/93494

In pursuance of their powers under the above Act and in accordance with your application received on Monday 25 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed loft extension (including raising the ridge level and new front dormers), Proposed rear extension (with accommodation in the roof space), Proposed front canopy porch, Alterations to fenestration, New external render

Site: 49 UPPER NORTHAM ROAD, HEDGE END, SOUTHAMPTON, SO30 4EA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 003 Rev A, 002 Rev A, 001 Rev A and 004 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 used on the existing building or otherwise be in accordance with those in the Application Form.

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

- 4 The development hereby permitted shall be implemented in accordance with the recommendations outlined in section 6 of the Phase II Bat report as added to the Preliminary Ecological Appraisal by Ecosupport (May 2023).

Reason: To protect and enhance biodiversity.

Note to Applicant: All bats and their roosts are protected by law in the UK. Workers must remain vigilant of the potential presence of bats, and not do anything that could cause harm to a bat. 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: Given the scale of the extensions and the loss of potential bat roost features within the hanging tiles a bat brick and a swift brick (or similar built-in permanent roosting and nesting features) should be incorporated into the design of this building rather than a single bird box mounted somewhere on the site which could be subject to falling off.

Note to Applicant: It is recommended to add night flowering scented plants to the garden to attract moths and other pollinators as food for bats.

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. Southern Water requires a formal application for any new connection to the public 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 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, 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