

MR STEPHEN GOULTER
TANERA
CHURCH LANE
BURSLEDON
SOUTHAMPTON
SO31 8AB

Application	H/23/94758
Please ask for	Claire Campbell-Best
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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/23/94758

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 22 February 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change black crittall style windows to uPVC black windows, slight repositioning and addition of east and west elevation first floor windows, additional side access door via garage on west elevation and removal of two thirds of the chimney (Amendments from approved planning application H/20/89146)
Site:	TANERA, CHURCH LANE, BURSLEDON, SOUTHAMPTON, SO31 8AB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 001 Rev A, 002 Rev D, 003 Rev E, 004 Rev C, 005 Rev C, 006 Rev D, 007 Rev D and 104 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 with those listed on approved drawing 002 Rev D.

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

- 4 The first floor windows on the western and eastern elevations [as marked on the approved plan 002 Rev D] shall either 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.

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, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

Note to Applicant: Appropriate management of vehicles during the construction phase must be adhered to so as not to interfere with normal traffic flow.

Note to Applicant: This application has been flagged up for being within 50 m of Green Mountain Fringe-moss, *Racomitrium fasciculare*, a notable species. This is a moss that is quite rare in the south of England but more common in the north and west. It is not likely that it is growing on the property, but if it is found it would be on exposed rocky areas, dry stone walls, roof tiles or slates. Sometimes it grows on rocks in the shade. In case this moss is found on site it should be left where it is growing if possible. If not, then it can be moved along with the surface it is growing on to a nearby site with a similar environment (sunshine, moisture, exposure, etc.).

For identification purposes, this is a link to a good photo of this moss. <http://www.biopix.com/zoom.aspx?photoid=53833>

- 8 Note to Applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. 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>.
- 9 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 that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes