

MR STEVEN WHITE
WHITE & GRAY ARCHITECTURE
159 CHAMBERLAYNE ROAD
EASTLEIGH
SO50 5JG

Application	H/23/94725
Please ask for	Alex Webb
Direct dial	023 8068 8134
Working hours	Mon to Fri 8:30am to 5pm
Email	alex.webb@eastleigh.gov.uk

Wednesday 7 June 2023

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

Application No. H/23/94725

In pursuance of their powers under the above Act and in accordance with your application received on Friday 17 February 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Roof conversion with dormer, erect porch at front, two storey side extensions, single storey rear/side extension and alteration to fenestration
Site: 4 SWANLEY CLOSE, EASTLEIGH, SO50 4NY

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 100-01 Rev P01, 100-02 Rev P01 and 100-03 Rev P02

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 as listed on plan 100-03 P02.

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

- 4 In accordance with the submitted Ecological Assessment Report by ABR Ecology Ltd. (May 2023) biodiversity enhancements including a bat-sensitive lighting strategy, a precautionary working method for hedgehogs and hedgehog holes (30 x 15 cm) in the base boards of any new fencing on site and two bee bricks and one bat tube are to be implemented in full unless otherwise agreed in writing by The Local Planning Authority.

Reason: To achieve an overall biodiversity net-gain on site.

Note to Applicant: Enhancing the garden with night-scented flowering plants would help to attract moths as food for bats. Further information can be found at <https://sussexwildlifetrust.org.uk/discover/in-yourgarden/article/31>, and <https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf> - Stars of the Night guide to attract bats into your garden.

A swift brick would also be a good enhancement. 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>).

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/imworking-on-a-building-with-bats/ive-found-a-bat-during-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 dark ink, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes