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Application	H/23/95041
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Thursday 15 June 2023

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

Application No. H/23/95041

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 27 April 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed front and side extension and extended first floor accommodation (Amended Part Retrospective H/22/92498)
Site: HOLMES LODGE, MOORHILL ROAD, WEST END,
SOUTHAMPTON, SO30 3AY

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: DH01_ SK02, DH01_SK01 Rev A and DH01_ SK03

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

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

- 4 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

Note to Applicant: The development hereby permitted shall be implemented in accordance with the recommendations outlined in the Preliminary Roost Assessment report by Hampshire Ecological Services (28 April 2022).

Reason: To protect and enhance biodiversity.

Note to Applicant: No works should take place in the hours of darkness or under artificial lighting.

Note to Applicant: Security lights should operate on a timer, to avoid any negative impact on bats.

Note to Applicant: The use of non-UV LED lighting (preferably using warm spectrum wavelengths) is strongly recommended to avoid the most deleterious impacts of lighting on biodiversity and bats in particular.

Note to Applicant: No lighting should be directed onto retained vegetation (particularly the trees).

Note to Applicant: Any lighting installed should avoid spillage of greater than 0.1 lux (typical moonlight/ cloudy sky) onto retained vegetation, particularly the trees.

Note to Applicant: Any affected vegetation with the potential to support nesting birds should be cut to near ground level (approximately 30cm) outside the bird breeding season (which is late February to August inclusive). If this is not possible, and vegetation has to be removed during the nesting season, then it should be inspected (by an ecologist) for nests immediately prior to removal of the vegetation. If any active nests are found prior to or during works, a 5m buffer zone should be established around them and be temporarily fenced off to prevent plant or personnel disturbing the nest until the end of the breeding bird season (or until the nest is no longer in use).

Note to Applicant: Nothing connected with the development, or its future use, shall have an adverse effect on the Public Rights of Way, which must always remain available for safe public use at all times.

Note to Applicant: Should the developer identify the need to temporarily close or adjust a PROW, they should follow the guidance on the Hampshire County Council website. This includes further information on the duties as a land owner and/or developer, found at Landowners guide to public rights of way | Hampshire County Council (hants.gov.uk).

Note to Applicant: No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to a Public Right of Way as to cause obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the public right of way at all times.

Note to Applicant: The grant of planning permission does not entitle developers to obstruct a public right of way. The diversion or stopping up of footpaths, bridleways and restricted byways is a separate process which must be carried out before the paths are affected by the development. It cannot be assumed that because planning permission has been granted that an Order under section 257 will invariably be made or confirmed. Development, in so far as it affects a right of way, must not be started and the right of way should be kept open for public use, unless or until the necessary order has come into effect.

Note to Applicant: All vehicles that would be legitimately accessing the site via a Public Right of Way should give way to public users, which could include horse-riders and cyclists, at all times. In cases with legitimate vehicular access a Construction Traffic (or Environmental) Management Plan (CTMP) should be submitted to, and approved by, Hampshire Countryside Service as Highway Authority prior to any approval by the Planning Authority, and prior to commencement, to ensure the protection of biodiversity and public safety.

Note to Applicant: There must be no surface alterations to a Public Right of Way without the consent of Hampshire County Council as Highway Authority. Planning permission under the Town and County Planning Act (1990) does not provide this and separate consent is required. To carry out any such works without this permission would constitute an offence under Section 131 of the Highways Act (1980).

Note to Applicant: No works to the surface of the Public Right of Way shall be carried out without prior approval of the Area Countryside Access Manager. Any damage caused to the surface of the Public Right of Way by construction traffic will be required to be restored to the satisfaction of the Area Countryside Access Manager on the completion of the build.

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