

MR NIK KEATLEY
N & J DESIGN LTD
7 HEDLEY GARDENS
HEDGE END
SOUTHAMPTON
SO30 2WT

Application	H/22/94087
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell-best@eastleigh.gov.uk

Wednesday 21 June 2023

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

Application No. H/22/94087

In pursuance of their powers under the above Act and in accordance with your application received on Friday 4 November 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Two storey rear and side extensions including a new porch and patio to the rear. Alterations to fenestration. Enlargement of existing garage and store. Alterations to site frontage to include widening of the existing driveway (Amended description and plans)
Site:	14 SOUTHERN ROAD, WEST END, SOUTHAMPTON, SO30 3ER

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2022.05.02/01, 2022.05.02/02 Rev D, 2022.05.02/03 Rev E, 2022.05.02/04 Rev E (Site and Location Plan), 2022.05.02/04 Rev E (Tree Constraints Plan) and 2022.05.02/04 (Tree Protection Plan)

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 The 3no. first floor windows on the south west elevation serving the principle ensuite and ensuite to bedroom two [as marked on the approved plan 2022.05.02/03 Rev E] shall either be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top opening. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 5 The 2no. first floor windows on the north west elevation serving the principal ensuite [as marked on the approved plan 2022.05.02/03 Rev E] shall be obscure glazed to Pilkingtons level 3 or equivalent and be non-openable unless above a height of 1.7m from the finished floor level of the room which they serve. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 6 Prior to first use of the patio hereby permitted, the additional planting shall be implemented in accordance with the approved plans. These features shall thereafter be retained.

Reason: In the interests of protecting neighbouring amenities.

- 7 The garage hereby permitted shall only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

Reason: To protect the amenity of the adjoining residential properties.

- 8 The development must accord with the arboricultural report reference KTML36622 - AIA & AMS. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference TPP 2022.05.02/04 Rev E. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 9 The development hereby permitted shall be implemented in full with the recommended ecological mitigations outlined in Section 5.2 of the Philips Ecology - Bat Roost Assessment - June 2023. This will include the following lighting measures:
- Construction works between March and October should be undertaken during daylight hours only to avoid disturbance to bats that may forage and commute through or near the site.
 - Lighting to the completed house and garage should be as low brightness as possible, kept at a low level and directed away from all structures and boundaries.
 - Lighting on sensors should not be so sensitive that foraging bats trigger them.
 - All lighting must follow the Bat Conservation Trusts and Institute of Lighting Professionals guidance on bats and artificial lighting (BCT, 2018)

Reason: To protect wildlife species

Note to Applicant: Biodiversity enhancements are recommended. This should include two bat boxes and two swift nest boxes. Built-in bat and swift bricks/boxes are preferred over externally mounted boxes as they do not require maintenance and cannot fall off. Bat boxes should be placed in dark locations away from windows or porch roof lanterns which light the exterior of the building. Additional guidance is available from the Bat Conservation Trust and Swift Conservation. Enhancing the garden with additional night-scented flowering plants will help attract moths and other pollinating insects as food for bats and swifts.

The Bat Conservation Trust recommends installing a bat brick/box at least 4 m 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.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

<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>

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