

MR ADI PUPLAMPU
UNIT 5 FREEMANTLE BUSINESS CENTRE
152 MILLBROOK ROAD EAST
SOUTHAMPTON
SO15 3AQ

Application	H/23/94973
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

Friday 23 June 2023

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

Application No. H/23/94973

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 20 April 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Remodelling of existing bungalow to provide new first floor accommodation. Ground floor extension and reconfiguration, creating a 5no. bedroom property with integral garage (Resubmission F/22/93841)

Site: 18 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P03, P14 Rev B, P13 Rev A, P02, P05 Rev A, P06 Rev A, P00, P17, P21, P07, P20 Rev A, P19, P11 Rev A, P08, P10, P09, P16, P12 Rev A, P15 Rev A, P04, P05 and P18 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 listed in the Materials section of the application form.

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

- 4 The additional ground floor windows on the north and west elevations, as marked on the approved plan P15 Rev B and the additional ground and first floor windows on the south elevation and the additional first floor window on the east elevation, as marked on the approved plan P16 Rev A be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top 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 in accordance with local plan policy DM1 of the Eastleigh Borough Local Plan (2021-2036)

- 5 **No development shall start** until details for the sustainable disposal of surface water from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.

Reason: To ensure satisfactory provision of foul and surface water drainage for the development in accordance with policies DM2, DM3 and DM6 of the Eastleigh Borough Local Plan (2016-2036).

- 6 **No development shall start** until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and boundary treatment] and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents in accordance with policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

Note to Applicant: Any trees or shrubs that might support nesting birds must be removed outside of nesting bird season which is from March through August.

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>.

A precautionary working method statement for hedgehogs will be required. This will include keeping any piles of materials either on hard standing or raised on pallets and avoiding the accumulation of piles of vegetation on site where hedgehogs could shelter under them. Any excavations and open pipes must be

covered at night or fitted with small mammal escape ramps (rough slanted boards) to prevent entrapment. No fires should be lit on site.

Biodiversity enhancements are required. Bat bricks/boxes and swift bricks/boxes would be appropriate additions to the building. Built-in roost/nest sites are preferable to externally mounted boxes as they do not fall off and do not require maintenance. Landscaping should include flowering and fruiting plants and shrubs rather than conifers.

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.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>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

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

