

Ecology response for H/23/95031 7 OAKHILL CLOSE, BURSLEDON, SOUTHAMPTON, SO31 1AP

Retention of double garage at the rear of garden

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This property is adjacent to Land North of Bridge Road SINC, designated 2B semi-improved grasslands which retain a significant element of unimproved grassland. It contains some large trees along the boundary and the garage has been built right up to the tree line at the edge of the property. It may be within the root protection zone of some of the nearby trees. A tree survey should be done to provide this information.

I object to this application because it could have an unacceptable impact on the SINC due to disturbance and hydrology and on the trees. A 20 m buffer is normally required between a SINC boundary and any development. What is the actual distance between the rear of the building and the site boundary?

Even if this qualified as permitted development, a building should not be allowed to be built right up against the SINC boundary.

Does the building have any surface water drainage arrangements? I don't see any rain gutters on the site photos but I do see a raised drain cover on top of a pipe in the 2nd photo which also appears to show a large window at the rear of the garage. Why does the garage have such a large window to the rear? If it is to be retained and used at night, the window must be covered so that light does not shine out onto the SINC. There also appear to be two exterior lights on the front of the garage. This must not be kept on all night, but only as needed, with a motion detector for security purposes.

If the garage is to be retained, biodiversity enhancements will be required.

Lisa Malter

Ecologist