

MR CHRISTOPHER JONES
KILBURN
ALBERT ROAD
HEDGE END
SOUTHAMPTON
SO30 0DJ

Application	H/23/94832
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
Working hours	Mon to Fri 8:30am to 5pm
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Friday 14 July 2023

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

Application No. H/23/94832

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 28 March 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Raise ridge height of roof to create first floor with dormers and alteration to fenestration
Site: KILBURN, ALBERT ROAD, HEDGE END, SOUTHAMPTON, SO30 0DJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: RP 01, SP 01, LOC 01, FL 02 and EL 02

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 or otherwise be in accordance with those in the Application Form.

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

- 4 Any first floor windows on the side elevations shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the windows are positioned at least 1.7 metres above the floor of the room in which they are installed.

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

- 5 No additional or altered windows shall be constructed in any elevations of the development hereby approved.

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

Note to Applicant: 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/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: A bat brick and a swift brick may be appropriate for this building. These can be built into the gable ends if the elevation is suitable or added to the exterior of the building. Built-in boxes/bricks are preferred as they do not require maintenance and cannot fall off.

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 that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes