

MRS HELEN ROBINSON
22 GRANGE ROAD
HEDGE END
SOUTHAMPTON
SO30 2FB

Application	H/23/95217
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 19 July 2023

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

Application No. H/23/95217

In pursuance of their powers under the above Act and in accordance with your application received on Monday 12 June 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: To demolish the existing conservatory. Two storey side extension.
Site: HEATHFIELD, 44 HEATH HOUSE LANE, HEDGE END, SOUTHAMPTON, SO30 0LE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: EX/1 and SK/1

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 and approved drawing SK/1.

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

- 4 The first floor window on the northern elevation [as marked on the approved plan SK/1] shall either be:
- a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR
 - b) positioned at least 1.7 metres above the floor of the room in which it is installed.

Once installed the window shall be permanently maintained in that condition.

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

Note to Applicant: The proposed extension would block the existing access to the rear garden for hedgehogs so it is recommended that hedgehog openings (13 x 13 cm minimum) be added to the baseboards of the existing fences.

Note to Applicant: Any excavations or open pipes will need to be covered at night or provided with a small mammal escape ramp to allow animals such as hedgehogs to escape if they fall in. If hedgehogs or slow worms are found on site, they must not be handled but be allowed to move away to safety on their own.

If any hedgehogs appear to be in distress, a hedgehog rescue worker should be contacted. Information is available on the website of the British Hedgehog Preservation society at <https://www.britishhedgehogs.org.uk/found-a-hedgehog/>

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: Biodiversity enhancements will be required. A swift brick/nest box may be appropriate for this building. The rear elevation would be facing north and more suitable for a swift brick. The photo of the house on Google maps photo shows a streetlamp on the corner of Heath House Lane and Sherwood Avenue and another across Sherwood Avenue, so there may be too much light for a bat box on this building. Enhancing the garden for birds, pollinators and hedgehogs may be a possibility.

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://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>
<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>
<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

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

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes