

MR NICHOLAS JENKINS
COAST ARCHITECTURE LTD
THE HAWTHORNS
105 DIBLES ROAD
WARSASH
SOUTHAMPTON
SO31 9JL

Application	H/23/94945
Please ask for	Dorothy Hei-Tung-Hoh
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Monday 4 September 2023

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

Application No. H/23/94945

In pursuance of their powers under the above Act and in accordance with your application received on Monday 27 March 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: First floor rear and front extensions with dormer, single storey rear extension, alteration to fenestration and works to TPO trees
Site: AMOKURA HOUSE, BRIDGE ROAD, BURSLEDON,
SOUTHAMPTON, SO31 8AL

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 101 and LOC 01 and 001

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 external materials to be used in the construction of the extension hereby permitted shall match those of the host dwelling.

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

- 4 The first floor windows on the northwest roof-slope of the extension hereby permitted shall be either:
- a) obscure glazed and non opening below a height of 1.7 metres above the internal floor level of the areas they serve; or
 - b) positioned at least 1.7 metres above the internal floor level of the areas 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.

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

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

- 6 The development must accord with the arboricultural report reference JFA0316. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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.

- 7 The development hereby permitted shall be implemented in accordance with the recommendations outlined in the submitted Phase II Bat Surveys & Mitigation Strategy by ecosupport (2023) or the most recent accepted ecological report. This includes a bat brick and a swift brick, and night scented flowering plants attract moths as food for bats. A hedgehog habitat area and night scented flowering plants could also be included in the garden.

Reason: To protect and enhance biodiversity.

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: To avoid disturbance of nesting birds or damage to their nests, any works impacting the hedgerows or trees on site will be undertaken outside of the bird-nesting season (typically March – September, dependent on weather). If this is not possible, the buildings should be thoroughly checked by

an ecologist immediately prior to demolition. If any active nests are found, they should be left undisturbed with a 5m buffer erected (barrier tape or similar) and monitored until the chicks have fledged and left the nest.

Note to Applicant: Wildlife sensitive lighting, as described in the reports, should be used if any exterior lighting is required for safety reason.

Note to Applicant: Please be aware that the property is already built over an existing public foul sewer. If the works to be carried out will alter the existing foundation line or depth of the sewer it will be necessary for the applicant to contact Southern Water.

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".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes