

MR MICHAEL UNSTED
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Application	H/23/95009
Please ask for	Alexandra Stone
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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/23/95009

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 4 May 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension and first floor side extension above existing garage
Site: 28 KENILWORTH DRIVE, EASTLEIGH, SO50 4PT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
005, 001 and 003

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.

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

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/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

If any exterior lighting is needed, the low impact lighting guidance given in the report (Table 2) should be followed.

The report recommends a bat box on the wall of the new extension.

Built in boxes are preferred to externally mounted boxes as they do not need maintenance and cannot fall off.

Bird boxes are also recommended on the southern fence boundary close to the tree edge or on the walls of the house.

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". The signature is fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes