

MR MATTHEW TATE
MDT DESIGN
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/23/95762
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

Tuesday 26 September 2023

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

Application No. H/23/95762

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 1 August 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	First floor side and single storey front extensions to form new porch, loft conversion with rear dormer and replacement single storey garage. (Resubmission of application H/17/82138) (part retrospective)
Site:	28 SEDGWICK ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6FH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01_ Rev C

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.

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

Note to Applicant: Any further site clearance and demolition of the garage must be done outside of bird nesting season (i.e. done between September and February to avoid nesting season from March to August) or immediately after a check for nesting birds by a suitably qualified ecologist

Note to Applicant: Clearance of building materials and vegetation should be done by hand not by machine. No fires should be lit on site. If hedgehogs or stag beetles are found on site, they should not be handled but be left to move away to a place of safety on their own.

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: Any closed board fencing must include at least 2 gaps on each side (13x 13 cm minimum) to allow free passage of hedgehogs through the site.

Note to Applicant: Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.

The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)

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://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf> - Stars of the Night guide to attract bats into your garden

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<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 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