

MR SAMUEL KING
KING ARCHITECTURE & DESIGN
39 ALRESFORD ROAD
WINCHESTER
SO23 0HG

Application	H/23/95723
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

Thursday 5 October 2023

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

Application No. H/23/95723

In pursuance of their powers under the above Act and in accordance with your application received on Friday 11 August 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension following the removal of existing rear conservatory and alterations to all existing elevations and fenestration
Site: 123 MOORGREEN ROAD, WEST END, SOUTHAMPTON, SO30 2HG

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:MS-000, MS-100, MS-101, MS-102, MS-201, MS-202, MS-301, P-100, P-101, P-102, P-201, P-202 and P-301

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 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 are found on site, they must be allowed to move away to safety. 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: 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: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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