

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

Application	H/23/95896
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@eastleigh.gov.uk

Monday 9 October 2023

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

Application No. H/23/95896

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 30 August 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of existing garage to create single storey rear extension and outbuilding
Site: 11 NEW ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DJ

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:

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>.

The bird nest box on the outbuilding must be removed only outside of bird nesting season, (not between March and August). If there is an active birds nest in the box it must not be disturbed until after the young have fledged and left the nest.

A precautionary working method for hedgehogs and stag beetles will be required.

Any excavations or open pipes will need to be covered at night or provided with a small animal escape ramp to allow animals such as hedgehogs or stag beetles to escape if they fall in. If hedgehogs or stag beetles are found on site, they must 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/>.

- 5 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