

MRS KERRY FUTTER
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Application	H/23/95898
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Wednesday 18 October 2023

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

Application No. H/23/95898

In pursuance of their powers under the above Act and in accordance with your application received on Friday 25 August 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed 2.1 metre high garden fence to southern boundary adjacent to Dean Road
Site: 46 DEAN ROAD, FAIR OAK, EASTLEIGH, SO50 7JE

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01 and 02

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 Material Section of the application form and approved drawing PL.735.02 (Proposed Plans and Elevations)

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

- 4 The hedgerow located along the southern boundary shall be retained to a

height of no less than 3m

Reason: In the interests of the visual amenity of the locality

Note to Applicant: Biodiversity enhancements have been recommended. Bird boxes such a sparrow terrace or a swift nest box would be appropriate mitigation for loss of this hedgerow. They can be mounted on the house and positioned according to the guidelines below: 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>).

Bird nest boxes should also be sheltered from prevailing rain, wind and strong sunlight and it is helpful for there to be a clear flight path to the box. Further information is available on the RSPB website, under wildlife advice, making and placing a bird box.

Additional information is available at:

[https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31,planting for bats](https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31,planting%20for%20bats)

<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.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: If hedgehogs are using the site they would be sheltering under dense vegetation or within long grass, dead leaves or piles of dead wood. These areas should be cleared by hand, not using a digger, to allow animals time to escape. Removal of potential habitat must not take place from November through March when animals may be hibernating. No fires can be lit on site. The British Hedgehog Society recommends that Areas should be cleared on rotation with scrubby patches left to provide nesting habitat and cover. If this is not possible, piles of dead wood and brash piles can be created in other areas around the site to mitigate for the removal of suitable nesting sites. These can be created behind hedges or out of the way for smaller developments with limited space. Replacement habitat can include log piles, leaf litter, dead wood and scrub. Hedgehog houses can also be made or purchased: <https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

Hedgehog holes (13 x 13 cm minimum) must be included in the baseboards of any closed board fences to allow the free passage of small mammals through the garden.

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 "A Grandfield". The signature is fluid and cursive, with the first letter 'A' being particularly large and stylized.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes