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Application	H/23/95801
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Friday 20 October 2023

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

Application No. H/23/95801

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 8 August 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: First floor front extension over existing garden room, enlargement of existing front dormer and Juliet balcony (Retrospective)
Site: NAKURU ROOT, BOTLEY ROAD, FAIR OAK, EASTLEIGH, SO50 7AN

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 249_06

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 Two bat boxes and two swift nest boxes are required as mitigation and biodiversity enhancements. The bats boxes should be installed on the southern elevation and the swift boxes should be installed on the northern elevation.

Reason: To protect wild life species

Note to Applicant: The applicants must be made aware of nearby records of protected species and their responsibilities under the wildlife laws in case of any future applications or permitted development.

The Wildlife and Countryside Act (1981 as amended) is the primary legislation that protects wild animals, plants, and habitats in the UK. It lists the species which are

protected by law along with their resting places and the non-native invasive species which must not be allowed to spread into the wild. If you suspect that protected or invasive species may be affected by your development, it is your responsibility to get an ecology survey and implement the recommended mitigation measures.

The following resources may be helpful:

The Wildlife Trusts <https://www.wildlifetrusts.org/uk-wildlife-law>

Bat Conservation Trust <https://www.bats.org.uk/>

CIEEM <https://cieem.net/i-need/finding-a-consultant/>

Crown Prosecution Service Wildlife Offences available at:
<https://www.cps.gov.uk/legal/guidance/wildlife-offences>

Great crested newts and all reptiles (slow worms, common lizards and grass snakes) are protected species in the UK and common toads are priority species that are in decline. They are frequently found under piles of brush on in compost heaps. If these need to be moved, dismantling them carefully using only hand tools is advised.

The Amphibian and Reptile Conservation Trust has some helpful information on their website <https://www.arc-trust.org/legislative-protection-for-the-uks-herpetofauna>

Further information for additional biodiversity enhancements:
<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: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for development that has been commenced and/or been completed.

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