

MR GREG MANN
1 BURY FARM COTTAGE
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MARCHWOOD
SOUTHAMPTON
SO40 4UD

Application	H/23/95942
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Thursday 26 October 2023

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

Application No. H/23/95942

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 5 September 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Demolition of existing conservatory, proposed replacement single storey rear extension and rear side roof dormer to facilitate new roof conversion.
Site:	13 WAVERLEY AVENUE, NETLEY ABBEY, SOUTHAMPTON, SO31 5AR

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 06151 00.01, 06151 00.02, 06151 00.03 and 06151 00.04.

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building or otherwise be in accordance with those in the Application Form.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 No development and alteration shall take place within the roof area until a Bat Mitigation Class Licence has been obtained.

Reason: To protect bats species.

- 5 The development hereby permitted shall be implemented in accordance with the mitigation strategy outlined in the Bat Roost Assessment report by Phillips Ecology (August 2023).

Reason: To protect and enhance biodiversity.

Note to Applicant: It is recommended to add 2 bat boxes and 2 swift nest boxes as biodiversity enhancements. Please ensure that they are facing the correct directions for these species and will not be affected by light shining up from the roof lights in the proposed extension. 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](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>)

Note to Applicant: Flowering plants for pollinators to the garden is also a good biodiversity enhancement. Nightflowering scented plants will also attract insects as food for bats.

Note to Applicant: If any exterior lighting is required for security purposes, it must accord with the latest lighting guidance (Guidance note 08/23) rather than the 2018 guidance.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on

the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (September 2023), 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 "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes