

MRS MONIKA LITKOWSKA
UNIT 39
MITCHELL POINT
ENSIGN WAY
HAMBLE-LE-RICE
SOUTHAMPTON
SO31 4RF

Application	X/23/95793
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
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Wednesday 1 November 2023

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

Application No. X/23/95793

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 21 September 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Variation of condition 3 (materials) of planning permission H/22/94056 for a two storey side/rear extension, single storey front extension and alterations to fenestration
Site:	117 HIGH STREET, WEST END, SOUTHAMPTON, SO30 3DY

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, 03 and 02 Rev 3

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 H/22/94056 decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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- 3 The materials to be used must match as closely as possible, in type, colour and texture those listed in Materials Section of the application form and approved plan 02 Rev 3.

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

- 4 The Mitigations and Enhancements set out within Section 4 of 117 High Street, West End, Southampton, SO30 3DY, – Preliminary Roost Assessment – (December 2022) (by Arbtech) shall be implemented in full prior to the development being brought into use and thereafter maintained in perpetuity.

Reason: To safeguard protected species and to enhance biodiversity.

Note to Applicant: A precautionary working method for hedgehogs must be followed: 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. During construction any excavations or open pipes must be covered at night or fitted with a small mammal escape ramp (a rough board slanted at a shallow angle) to prevent hedgehogs from becoming trapped. If hedgehogs are found they should not be handled but be left to move away on their own to a place of shelter. If a hedgehog is found during development and/or there are welfare concerns, the British Hedgehog Preservation Society can be contacted for advice and guidance on 01584 890 801.

Note to Applicant: There is a record of bats near this property. In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: Biodiversity enhancement is required. A bat brick/box and a swift brick/nest box may be appropriate to build into the extensions. Built in boxes do not require maintenance and cannot fall off.

The Bat Conservation Trust recommends installing a bat brick/box at least 4m 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>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats <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>

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 (Sept 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