

MR MICHAEL UNSTED
UNSTED DESIGN LTD
16 HAZEL CLOSE
CHANDLER'S FORD
EASTLEIGH
SO53 5RF

Application	H/23/96230
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

Tuesday 28 November 2023

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

Application No. H/23/96230

In pursuance of their powers under the above Act and in accordance with your application received on Friday 13 October 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Amendment to application H/23/94950. Change of existing rear extension roof from flat roof to pitched roof
Site: 16 PEVERELLS WOOD AVENUE, CHANDLER'S FORD,
EASTLEIGH, SO53 2BT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 001, 004, 005 and 008.
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.

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

- 4 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>.

Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building but not on the rear elevation where they would be illuminated by the roof lights. 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)

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.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-helpbirds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes>

- 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 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