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SO50 4LW

Application	H/23/96151
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Thursday 30 November 2023

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

Application No. H/23/96151

In pursuance of their powers under the above Act and in accordance with your application received on Friday 6 October 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side/rear extension, single storey rear extension, infill single storey front extension and alterations to fenestration.
Site: 3 THE PADDOCK, EASTLEIGH, SO50 4SD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 463_03

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 Materials Section of the application form and approved plan 463_03.

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

- 4 No development, including demolition, shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include a precautionary working method to protect toads, stag beetles, hedgehogs and bats.

Construction work shall only take place in accordance with the approved CEMP.

Reason: To protect wildlife species, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

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 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: Any closed board fencing must contain at least two holes (15x 15 cm minimum) in the baseboards to allow free passage of small mammals. It is not likely that protected species will be affected by these proposals but if any protected species are found on site they should not be handled and Natural England should be consulted for advice. Other animals should be allowed to move away to a place of safety on their own.

Note to Applicant: Any excavations and open pipes must be covered at night or fitted with a slanted rough board as a small animal escape ramp.

- 9 Note to Applicant: Biodiversity enhancements have been recommended. Built in bat and swift nest bricks/boxes are preferred. Swift boxes can be used by other species if swifts are not using them. Bee bricks, log and brushwood piles and planting native species which produce fruit and seeds for pollinators are also recommended.

Biodiversity enhancements have been recommended. 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>)

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 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".

Nicholas Parker

Planning Manager

N.B. See Attached Notes