

MR NICHOLAS JENKINS
COAST ARCHITECTURE LTD
THE HAWTHORNS
105 DIBLES ROAD
WARSASH
SO31 9JL

Application	H/23/95588
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell- best@eastleigh.gov.uk

Wednesday 6 December 2023

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

Application No. H/23/95588

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: Proposed single storey side extension to create gym and home office and new vehicular entrance gates
Site: HOE MOOR HOUSE, DODWELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans:
Existing Block Plan: 001
Existing Elevations and Floor Plans: 002
Proposed Block Plan: 101
Proposed Elevations and Floor Plans: 102 Rev A
Location Plan: LOC 01

Reason: For the avoidance of doubt and 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 Notwithstanding the approved plans, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 No development, including demolition, shall start on site until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include precautionary working methods to protect great crested newts, dormice and hedgehogs.

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).

- 5 Note to applicant: Rhododendron is located within the site and is an invasive plant. It must not be allowed to spread into the wild.
- 6 Note to applicant: Biodiversity enhancements will be 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: The applicant is advised that any damage caused to the private access road as a result of the proposed development (e.g. by contractor or delivery vehicles), should be repaired as soon as possible. This would be a private legal matter and you would be advised to liaise with all other land owners.

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