

JENNY DALMAS
STUDIO FOUR ARCHITECTS LIMITED
TOLLGATE ESTATES
STANBRIDGE EARLS
ROMSEY
SO51 0HE

Application	H/23/96289
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
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Email	claire.campbell- best@eastleigh.gov.uk

Monday 18 December 2023

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

Application No. H/23/96289

In pursuance of their powers under the above Act and in accordance with your application received on Monday 23 October 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single storey rear extension and loft extension works, to include 1no. side dormer and the alteration of the roof profile and raising of the ridge height to existing dwelling
Site:	78 HOBB LANE, HEDGE END, SOUTHAMPTON, SO30 0GP

Subject to due compliance with the following conditions:

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

Site and Location Plan: 43072 01
Existing Site Plan: 43072 02
Existing Floor Plans: 43072 03A
Existing Elevations: 43072 04A
Existing Sections: 43072 05
Proposed Site Plan: 43072 06
Proposed Floor Plans: 43072 07A
Proposed Elevations: 43072 08A
Proposed Sections: 43072 09
Proposed 3D Plans: 43072 10

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 43072 08A.

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

- 4 The windows to the side facing dormer on the north eastern elevation [as marked on the approved plan 43072 08A] shall be:

Ensuite window: Obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight

Dressing room window: Obscured glazed to Pilkingtons level 3 or equivalent with a north east side opening only

Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 5 At no time shall any part of the flat roof to the approved single storey rear extension be used as a balcony or terrace without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of neighbouring properties.

- 6 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 hedgehogs, reptiles and amphibians. The precautionary working method should include all building materials to be stored on hardstanding or pallets. Any excavations must be covered at night or be fitted with a small animal escape ramps and no fires can be lit on site. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

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: 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 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes