

MR NIK KEATLEY
N & J DESIGN LTD
7 HEDLEY GARDENS
HEDGE END
SOUTHAMPTON
SO30 2WT

Application	H/23/95566
Please ask for	Dorothy Hei-Tung-Hoh
Direct dial	023 8068 8314
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Wednesday 24 January 2024

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

Application No. H/23/95566

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 5 July 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Carport with doors. Extension of the main roof to the side with an additional front dormer window. Replacement of the existing front dormer window. Addition of a rear dormer window. Inclusion of two rooflights (AMENDED DESCRIPTION)
Site:	14 BEVERLEY GARDENS, BURSLEDON, SOUTHAMPTON, SO31 8FD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2023.01.02/PL02 Rev A, 2023.01.02/PL03 Rev A and 2023.01.02/PL01

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 or otherwise be in accordance with the following plans numbered: 2023.01.02/PL02 Rev A

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

- 4 The development hereby permitted shall be implemented in accordance with the recommendations outlined in Preliminary Bat Roost Assessment by Phillips Ecology (January 2024).

Reason: To protect and enhance biodiversity.

- 5 The development shall accord with the Precautionary Method of Working reference 2023.01.02/PMW Rev A.

Reason: To prevent pollution of the stream to the northwest of the site and to protect and enhance biodiversity.

- 6 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

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 called. 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: 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. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

Note to Applicant: The initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not

involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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