

MR JOHN SHUTTLEWORTH
63 DOWNSCROFT GARDENS
HEDGE END
SOUTHAMPTON
SO30 4RS

Application	H/23/96508
Please ask for	Claire Campbell-Best
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Friday 26 January 2024

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

Application No. H/23/96508

In pursuance of their powers under the above Act and in accordance with your application received on Monday 4 December 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side and rear extension and front porch
Site: THE PASTURES, PYLANDS LANE, BURSLEDON,
SOUTHAMPTON, SO31 1BH

Subject to due compliance with the following conditions:

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

100 - Site and Block Plan
101 - Existing Roof and Floor Plans
102 - Existing Elevations
103 - Proposed Roof and Floor Plans
104 - Proposed Elevations
106 - Proposed Site Plan

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 drawing 104 (Proposed Elevations).

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

- 4 The first floor window on the western elevation [as marked on the approved plan 104] shall either be:
- a) obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight: OR
 - b) positioned at least 1.7 metres above the floor of the room in which it is installed. Once installed the window shall be permanently maintained in that condition.

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

Note to Applicant: There are specific legislative requirements for the Highways Authority, Planning Authority, Developers and Landowners with respect to the PROW network. Where no changes are proposed to Public Rights of Way, the Planning Authority shall be aware of the following, and we request that the applicant is made aware of the following requirements through informatives where appropriate found via this link

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: Any vegetation must be cleared outside of nesting bird season (considered to be from late February through the end of August) or only immediately after a nesting bird check by a suitably qualified ecologist. if evidence of an active bird's nest is found during construction, a 5m buffer must be erected around nest to protect it from disturbance until after the chicks have fledged and left the nest.

Note to Applicant: New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated lighting guidance note (GN08/23) should be followed. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk).

Note to Applicant: 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: 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