

MR GARY MCPHILLIPS
DPB DESIGN
6 BRIDGE INDUSTRIES
BROADCUT
FAREHAM
PO16 8SX

Application	H/24/96685
Please ask for	Summer Sharpe
Direct dial	023 8068 8841
Working hours	Mon to Fri 8:30am to 5pm
Email	summer.sharpe@eastleigh.gov.uk

Monday 12 February 2024

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

Application No. H/24/96685

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 9 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Conversion of existing garage to form new bedroom/ bathroom and rear single storey extension (Resubmission Application)
Site: 9 SEATON CLOSE, WEST END, SOUTHAMPTON, SO18 3NT

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Location Plan & Existing/ Proposed Site Plan 550/05 P2
 - Existing Elevations 550/01 Rev P2
 - Existing Plans 550/02 Rev P2
 - Proposed Elevations 550/10 Rev P2
 - Proposed Plans 550/11 Rev P2

Reason: For the avoidance of doubt and in the interests of proper planning.

- 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.

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

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: Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building.

Note to Applicant: The Bat Conservation Trust recommends installing a bat brick/box at least 4 m 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>)

Note to Applicant: 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>)

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 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