

MRS KEIRA SOARES
KEIRA SOARES DESIGN STUDIOS
3 AVINGTON CLOSE
BISHOPSTOKE
EASTLEIGH
SO50 6NW

Application	H/23/96579
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

Tuesday 5 March 2024

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

Application No. H/23/96579

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 10 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Roof extension and alterations to include raising of ridge height with front and rear hip-to-gable ends to create additional habitable accommodation in roof space, single storey side and rear extension following demolition of existing conservatory, extensions and garage.
Site:	VILLA CERVINO, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DT

Subject to due compliance with the following conditions:

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

Existing Floor and Roof Plans - LAY001
Existing Elevations - LAY002
Proposed Floor Plans - LAY003 Rev 04
Proposed Elevations - LAY004 Rev 04
Existing and Proposed Site Plans - LAY005
Location Plan - LOC01

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 LAY004 Rev 04 (Proposed Elevations).

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

- 4 The rooflight windows on the southern elevation [as marked on the approved plan LAY004 Rev 03] shall be obscure glazed to Pilkingtons level 3 and non-opening. Once installed the windows shall be permanently maintained in that condition.

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

- 5 No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality

- 6 No excavation, demolition or development related works shall start on site until a CEMP (construction environmental management plan) outlining methods to protect the watercourse and its bank and surrounding habitats from the development works has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the precautions to protect wildlife detailed within section 6.2.1. of the preliminary ecological assessment, with the following amendments:
- If vegetation or brush piles cannot be cleared outside of bird nesting season, then they must be checked by a suitably qualified ecologist immediately before clearance. If any active nests are found the nest must be protected from disturbance with a 5 m buffer until after the chicks have fledged and left the nest. The CIEEM and RSPB guidance states that netting should only be used

under exceptional circumstances and only if all other alternatives have been exhausted. (see article on CIEEM and RSPB advise against netting available at: <https://cieem.net>).

- Any vegetation/log pile/habitat that could shelter reptiles must also be removed carefully, by hand and outside of the reptile active season and the grass be kept cut short until after construction is completed so that it will not become suitable reptile habitat.
- A fenced construction exclusion zone and silt fencing (such as hay bales wrapped in terram-type landscaping fabric and pegged down) must be erected before the start of works to prevent runoff and silt from the site from entering the woodland and Spear Pond Gully SINC. Silt fencing must be checked daily by the site manager and replaced immediately if damaged or breached at any time.
- Re-fuelling of equipment may only be done on absorbent pads, on the drive at the front of the house and away from the slope or the woodland.
- External lighting should not be used during the construction phase, or if needed to enable works, it must be shielded so that no light enters or shines on the woodland.

The development shall be carried out in accordance with the approved CEMP.

Reason: To avoid damage to habitats on the site.

Note to Applicant: Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for the east and west gable ends of this building

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: Southern Water records indicate that the extension will build close/over a 150 mm public foul sewer. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before Southern Water is able to consider the works. The applicant is advised to apply to Southern Water for approval of the works through the Build Over Public Sewer application process. Further advice is provided within Southern Water's consultation response, which is available on the Council's Website [here](#)

Note to Applicant: Please refer to the LSBUD Support Page (www.lsbud.co.uk/linesearchbeforeudig-support) for further guidance on the protection of pipelines/electricity infrastructure

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