

MR PETER CLARKE  
1 LEAH GARDENS  
EASTLEIGH  
SO50 9QW

|                |                                       |
|----------------|---------------------------------------|
| Application    | H/23/96335                            |
| Please ask for | Claire Campbell-Best                  |
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Thursday 7 March 2024

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

Application No. H/23/96335

In pursuance of their powers under the above Act and in accordance with your application received on Monday 15 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Retrospective planning for loft conversion to include a hip-to-gable roof extension and rear dormer window and erection of new front porch  
**Site:** 23 MARLS ROAD, BOTLEY, SOUTHAMPTON, SO30 2EY

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 Plans, Loft Conversion and Section Plan - 001 Rev 2  
Existing and Proposed Elevations and Block Plan - 002 Rev 2  
Proposed First Floor and Front Porch Plan - 003 Rev 2  
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 in the construction of the external surfaces of the front porch 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.

- 4 The 1no. window (serving the w.c. within the front porch) located on the ground floor on the northwestern elevation shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the window is positioned at least 1.7 metres above the floor of the room in which it is installed.

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

- 5 No development shall commence until measures for the protection of the public sewers have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. The development shall then be carried out in accordance with the approved details.

Reason: To ensure adequate protection of public water apparatus

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/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: Any exterior lighting, if required for security purposes must be directed away from the hanging tiles and any bat boxes added and shielded so that light spill is only downwards. 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](http://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: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for development that has been commenced and/or been completed.

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