

MRS KATIE MCINTYRE
KM PLANNING
23 PARTRIDGE ROAD
DIBDEN PURLIEU
SO45 4LL

Application	H/24/96722
Please ask for	Dorothy Hei-Tung-Hoh
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Thursday 14 March 2024

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

Application No. H/24/96722

In pursuance of their powers under the above Act and in accordance with your application received on Friday 19 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Two-storey side extension and single-storey rear extension with rear balcony. Construction of an in-ground swimming pool and the erection of 2no. outbuildings
Site:	WOODLAND VIEW, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: col sht 6 Rev x, col sht 1 Rev x, col sht 2 Rev x, col sht 4 Rev x, col sht 5 Rev x, col sht 8 Rev x, col sht 3 Rev x and col sht 7 Rev x

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.

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

- 4 No construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:

a) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;

b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].

c) the parking of vehicles of site operatives and visitors;

d) measures to control the emission of dust and dirt generated by demolition and construction;

e) a scheme for controlling noise and vibration from demolition and construction activities;

f) provision for storage, collection, and disposal of rubbish from the development during construction period;

g) measures to prevent mud and dust on the highway during demolition and construction;

h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

i) temporary lighting;

j) temporary surface water drainage provisions; and

k) hours of working

Reason: To limit the impact the development has on the amenity of the locality and to protect biodiversity

- 5 No development shall start until a precautionary working method and a surface water drainage plan have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect and enhance biodiversity.

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: If exterior lighting is required for security purposes it must follow the latest updated lighting guidance note (GN08/23) to avoid affecting bats. This is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk).

Note to Applicant: Biodiversity enhancements will be required. A bat brick and a swift brick may be appropriate for this building. 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>) Bats are often found roosting above indoor swimming pools as the warmth and humidity are attractive, so a dark area of the pool building can be considered as a location for bat boxes if the orientation is correct. 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: It is recommended to add night scented flowering plants to attract moths as food for bats.

Note to Applicant: Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read the New Connections Charging Arrangements documents which are available on the website via the

following link: southernwater.co.uk/developing-building/connection-charging-arrangements

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.

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