

MR ALEX CARR
AC DESIGN
FLAT 21
74 CANAL WALK
SOUTHAMPTON
SO14 3LE

Application	H/24/96849
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

Thursday 21 March 2024

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

Application No. H/24/96849

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 13 February 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side and single storey rear extension
Site: 10 SEA VIEW ESTATE, NETLEY ABBEY, SOUTHAMPTON,
SO31 5BP

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 and Elevation - GL01-100-1st
Existing Site Layout - GL01-101-1st
Proposed Site Layout - GL01-1001- Rev A
Proposed Elevation and Floor Plan - GL01-101-Rev A
Location Plan - GL01-900-1st

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 plan GL-101-Rev A (Proposed Elevations and Floor Plan).

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

- 4 The ground floor window and glazed element to the door serving the utility room on the on the southwestern elevation [as marked on the approved plan GL01-101-Rev A] shall either be obscure glazed to Pilkingtons level 3 or equivalent and the window shall be top opening only.

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

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 informed. 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 have been recommended. Built in bat and swift nest bricks/boxes are preferred. Swift boxes can be used by other species if swifts are not using them. Bee bricks, log and brushwood piles and planting native species which produce fruit and seeds for pollinators are also recommended.

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 (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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes