

GARY BRADFORD
KINGSTON STUDIO
29 OAK ROAD DIBDEN PURLIEU
SOUTHAMPTON
SO45 4PH

Application	H/23/96637
Please ask for	Dorothy Hei-Tung-Hoh
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Tuesday 26 March 2024

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

Application No. H/23/96637

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 2 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Combination of single storey and two storey extensions and balcony to east elevation. Two-storey extension to west elevation, including external alterations.
Site:	7 TELEGRAPH ROAD, WEST END, SOUTHAMPTON, SO30 3EH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 506.05 Rev A, 506.04 Rev C, 506.03 Rev B, 506.02 and 506.01

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 or otherwise be in accordance with the following plan numbered: 506.04 Rev C

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

- 4 No development shall start until a CEMP containing the following information has been submitted to and approved by the LPA and the development must accord with these details:
- Precautionary working methods to protect badgers, dormice, stag beetles and hedgehogs The precautionary working method must include that all building materials are to be stored on hard standing or on pallets; any excavations must be covered at night or be fitted with a small animal escape ramp; and no fires can be lit on site. Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.
 - All site operatives are to be informed of these precautionary working methods during their site orientation.
 - Work within 30 m of a badger sett can only be done using hand tools due to risk of vibration damage. Any work closer than 30 m from a badger sett must be supervised at all times by an ecological clerk of works (EcOW). Any work that causes disturbance and noise within 30 m of the badger sett cannot proceed without a license from Natural England.
 - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs, dormice or badgers could use.
 - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
 - Pollution controls must be implemented during the construction phase, including methods of preventing sediment from the site from being carried by surface water runoff into the woodland and the stream. These systems must be checked daily by the site manager and any damage must be repaired immediately.
 - Refuelling must be done on spill mats on hard standing as far away as possible from ecological receptors.

Reason: To avoid harm to protected species and their habitats and to avoid pollution to the nearby woodland and stream.

- 5 No development shall start until a Biodiversity Enhancement and Mitigation Management Plan (BEMMP) containing the following information has been

submitted to and approved by the LPA. The development must accord with these details:

- A plan for management of existing SINC woodland, informed by an arboricultural survey, to include removal of invasive laurel and bamboo and maintenance of the priority deciduous woodland habitat of principal importance in good condition. This will allow native species to establish and create a native understorey and will include planting of young native tree species in cleared areas, particularly fruit and nut-bearing species such as hazel.
- Standing dead wood must be retained in the woodland as habitat for Schedule 1 bird species.
- A plan showing the location and description of each of the mitigation, compensation and biodiversity enhancements recommended in the PEA/PRA report by Arbtech (February 2024).
- A more detailed diagram showing enhancements to the garden pond and the area surrounding the pond specifically for amphibians.

Reason: To protect and enhance biodiversity.

- 6 No development shall take place until a Precautionary Working Methods Statement (PWMS) detailing reasonable avoidance measures for great crested newts has been submitted to and approved by the Local Planning Authority.

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy DM11 of Eastleigh Borough Local Plan (2016-2036), paragraphs 174 and 180 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- 7 The development must accord with the arboricultural report reference AIA/AMS-KC/7TELEGRAPH/001. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference TPP-KC/7TELEGRAPH/001. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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.

- 8 Any vegetation removal should be undertaken outside the period from 1st March to 31st August, but no further woodland vegetation is recommended to be removed. If this period cannot be avoided, then a Nesting Bird check by a suitably qualified ecologist should be conducted within 48 hours before any vegetation is removed. . If any active nests are found, all work must stop, and

they must be protected from any disturbance with a 5 m buffer until after the young have fledged and left the nest. If Schedule 1 bird species are identified as actively nesting near the development site an ecologist must be consulted and the buffer will need to be extended accordingly.

Reason: To protect nesting birds , their offspring and their nests.

Note to applicant: In the unlikely event that a dormouse or evidence of dormouse is identified anywhere on site all works must cease, and advice must be sought from a suitably qualified ecologist.

Note to applicant: In the unlikely event that a reptile or a great crested newt is identified, works must cease, and advice must be sought from a suitably qualified ecologist. Reptiles and amphibians should not be handled, as improper handling could lead to tail loss and death from infection.

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