

MR MATTHEW TATE
MDT DESIGN
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/24/96996
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 18 April 2024

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

Application No. H/24/96996

In pursuance of their powers under the above Act and in accordance with your application received on Friday 1 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Two storey side extension to include side dormer window, alterations to existing northwestern dormer window, single storey rear extension and elevational alterations (Revised scheme to H/23/96605)
Site:	FOX FIELDS, DODWELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AD

Subject to due compliance with the following conditions:

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

01_Rev G - Location, Site Plan, Existing and Proposed Elevations and Floor Plans

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 Schedule dated 9th April 2024 and the Materials Section of the application form.

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

- 4 The development hereby permitted shall be carried out in accordance with the biodiversity enhancements as set out in the Preliminary Roost Assessment prepared by Hampshire Ecological Services Ltd, dated November 2023.

Reason: To ensure that the development would not harm protected species

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: As a precautionary measure during the works, any excavations or pipework, which are to remain open overnight, should be fenced or covered to prevent potential access to these areas by foxes, hedgehogs etc., which could cause entrapment or injury, with a suitable small animal escape ramp in the unlikely event of entrapment. In the unlikely event of any great crested newts being found during demolition or construction, all work must stop immediately, and advice taken from the ecological consultant or from Natural England.

Note to Applicant: Any vegetation (including climbing plants) required to be removed to facilitate the building work should be removed outside of bird nesting season (which is usually mid-February through August inclusive). If this is not possible, then it should be removed only after a careful check by a suitably qualified ecologist up to 24 hours before the start of work. If there are any active bird nests, all work must stop, and a 5 m buffer must be installed to protect the nest from disturbance until after the chicks have fledged and left the nest.

Note to Applicant: Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes. Further information can be found [here](#).

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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes