

MR ROBERT NARRAMORE
SEAFIELDS
DODWELL LANE
BURSLEDON
SOUTHAMPTON
SO31 1DJ

Application	H/24/96963
Please ask for	Claire Campbell-Best
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Friday 19 April 2024

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

Application No. H/24/96963

In pursuance of their powers under the above Act and in accordance with your application received on Monday 26 February 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Replacement garage with home office in roof space
Site: ROSEWOOD, BROOK LANE, BOTLEY, SOUTHAMPTON,
SO30 2ER

Subject to due compliance with the following conditions:

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

PL01- Existing Garage/House Elevation and Location Plan
PL02- Existing and Proposed Garage Elevations and Block Plan
PL03- Proposed Garage Elevation and Floor Plan

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 Material 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 only be used in conjunction with the existing dwelling and shall not, at any time, be used for business, commercial or industrial purposes or as an independent residential unit.

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

- 5 The development must accord with the arboricultural report reference 10750. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference 10750- D-AIA. 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.

- 6 No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
- (a) Details of how building materials, fuels and chemicals will be stored and controlled on-site to avoid pollution and siltation, for example, there will be designated areas on site for storage of construction materials and for refuelling of equipment/machinery, all plant will be fitted with drip trays in order to avoid potential pollution incidents, and spill kits will be made available on site at all times.
 - (b) Details on the proposed construction methodology including factors such as construction access, methods of construction, timing of the works and working hours. The construction works for this development will be largely restricted to daytime hours.
 - (c) Industry standard measures to minimise dust, siltation, and soil erosion.
 - (d) Measures to limit construction noise and vibration.
 - (e) Safeguarding of wild fauna such as badger by fencing off construction areas with Heras fencing and ensuring that any construction pits are covered overnight, or an escape ramp is provided. Any piping should be capped over-

night to prevent animals becoming trapped.

(f) Site induction for workers. This should include reference to the importance of Goulds Copse SINC to local wildlife, with comment to no littering within the SINC, and the use of the proper welfare facilities which will be on the construction site.

(g) Details of protective boundary treatments around the site.

(h) Temporary lighting during the construction phase.

Reason: To limit the impact the development has on the amenity of the locality and surrounding designated countryside and local gap.

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: A check for nesting birds must be made in the hedgerow, existing shrubs and existing trees (T001, H002, T004, T003, T002, and A001 before the start of demolition. If evidence of an active bird's nest is found, either in the garage or in any vegetation within 10 m of the proposed building, all work must stop and a 5m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

Note to Applicant: Replacements for trees T001 and T004 will be required. Flowering native species which attract pollinating insects would be beneficial as replacement trees.

Note to Applicant: New exterior lighting should be avoided, but if necessary for security purposes, then the latest updated 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).

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.

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