

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

Application	H/23/96580
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 25 April 2024

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

Application No. H/23/96580

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 21 December 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Conversion of loft into habitable accommodation with 10no. rooflights and 2no. second floor windows to the north and western elevations
Site:	HAMBLEWELL, CHURCH LANE, BURSLEDON, SOUTHAMPTON, SO31 8AB

Subject to due compliance with the following conditions:

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

JR01-100-1st - Existing Floor Plan
JR01-1000-1st - Existing Site Plan
JR01-1001-1st - Proposed Site Plan
JR01-101-1st - Existing Elevations
JR01-102-1st - Proposed Floor Plan
JR01-103-A - Proposed Elevations
JR01-900-1st - Location 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 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 The rooflights hereby permitted shall be installed with the glass level with the roof finish.

Reason: To protect the setting of the nearby heritage asset (St Leonard's Church)

Note to Applicant: There is a record of bats near this property. 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.

Note to Applicant: If works do not start within 12 months or if the scope of the works change, an updated preliminary bat roost assessment will be required.

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: No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, skips, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to Bursledon Footpath 509 as to cause obstruction, hindrance, or a hazard to its legitimate users. The public retain the right to access and use the PROW safely and conveniently at all times.

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