

MR DANNY HORSWELL
71 RUSKIN ROAD
EASTLEIGH
SO50 4JW

Application	H/24/97067
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

Wednesday 1 May 2024

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

Application No. H/24/97067

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 20 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Replacement wooden single garage with brick double garage
Site: 71 RUSKIN ROAD, EASTLEIGH, SO50 4JW

Subject to due compliance with the following conditions:

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

- 1 Rev A - Location Plan
- 2 Rev B - Existing Site Plan
- 3 Rev B - Proposed Site Plan
- 4 Rev A - Proposed Floor Plan
- 5 Rev A - Existing Elevations Plan
- 6 Rev A - Proposed Elevations Plan
- 7 Rev A - Proposed Rear Elevation 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 approved plans 6 Rev A (Proposed Elevations) and 7 Rev A (Proposed Rear Elevation) 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.

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/imworking-on-a-building-with-bats/ive-found-a-bat-during>

Note to Applicant: A precautionary working method for hedgehogs will be required. This should include all building materials 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.

Note to Applicant: If any active bird's nests are found, all work must stop and the nest must be protected from all disturbance with a 5 m buffer until after the young have fledged and left the nest.

Note to Applicant: Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. The building is not tall enough to provide the height needed by a bat box or a swift nest box so they would not be recommended for this proposal but could be installed on the main house if practical. Information on other enhancements can be found on the websites listed below.

The Bat Conservation Trust recommends installing a bat brick/box at least 4 m 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 on biodiversity enhancements is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf> - Stars of the Night guide to attract bats into your garden

<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>

<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for-bats-and-biodiversity

<https://ptes.org/my-garden/> <https://www.ukbutterflies.co.uk/foodplants.php>

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