

MR GORDON BARKER  
24 HOBB LANE  
HEDGE END  
SOUTHAMPTON  
SO30 0GJ

|                |                                       |
|----------------|---------------------------------------|
| Application    | H/24/97079                            |
| Please ask for | Dorothy Hei-Tung-Hoh                  |
| Direct dial    | 023 8068 8314                         |
| Working hours  | Mon to Fri 8:30am to 5pm              |
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Friday 10 May 2024

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

Application No. H/24/97079

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 19 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Two storey side / rear extension with pitched roof replacing existing flat roof to rear  
**Site:** SUNNY RIDGE, 42 MARLS ROAD, BOTLEY, SOUTHAMPTON, SO30 2EY

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:  
210601\_01, 210601\_02, 210601\_03, 210601\_04, and 210601\_05.

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 No development shall start until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan shall incorporate precautionary working methods statement to protect any small animals (including newts, stag beetles and hedgehogs) which might be found on site and specific pollution prevention working methods to prevent any contamination of the stream by chemicals or sediment.

Reason: To ensure no impact on any small animals and the stream.

Note to Applicant: If the garden pond is to be dismantled or moved, the water must be drained on land and not put into any stream or pond in case there are any invasive plants or animals which could be spread accidentally. If the pond is to remain in place, it must be protected during construction. There are also two outbuildings near the house and vegetation which could shelter hedgehogs.

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: 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](http://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