

MR JASON MAVRODARIS
3 THE HEATHERS
EASTLEIGH
SO50 5JZ

Application	H/24/96966
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 16 May 2024

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

Application No. H/24/96966

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 5 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Part retrospective application of loft conversion to include 3no. rooflights and rear dormer window and creation of hardstanding to provide off road parking to front (AMENDED DESCRIPTION)
Site: 3 THE HEATHERS, EASTLEIGH, SO50 5JZ

Subject to due compliance with the following conditions:

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

114-PL00_Rev P1 - Location and Proposed Site Plan
114-PL01_Rev P2 - Existing Site Plan, Section and Elevations
114-PL02_Rev P2 - Proposed Elevations, Floor and Roof Plan
114-PL03_Rev P1- Parking Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 Within three months of the date of this decision, the cladding to the dormer shall be installed to accord with the approved plan 114-PL02 P2 (Proposed Elevations, Floor and Roof Plan)

- 3 The hardstanding to the front of the property 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.

- 4 Prior to the first use of the loft conversion, the approved creation of hardstanding to the front of the property shall be implemented with the approved parking plan and thereafter maintained and kept available and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwellinghouse.

Reason: To make provision for off-street parking for the purpose of highway safety

- 5 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.

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

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

<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>

Note to Applicant: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for development that has been commenced and/or been completed.

- 7 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