

MR TOM PETERS
ATP ARCHITECTURAL DESIGN
24 BRIDGEMARY GROVE
GOSPORT
PO13 0UG

Application	X/24/97110
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Thursday 16 May 2024

Application No. X/24/97110

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 4 April 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Variation of condition 1 (plans) of planning permission H/23/95577 to amend size and design of approved single storey rear/side extension, first floor rear extension to form an annexe
Site:	2 GLENBOURNE COTTAGE, BEACON ROAD, WEST END, SOUTHAMPTON, SO30 3BS

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL04, PL101 Rev G, PL202 Rev G
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 Unless otherwise stated in the planning submission, 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 dwelling.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The attached annexe hereby permitted shall only be used in conjunction with the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation.
Reason: The property is not suitable for sub-division into two separate dwellings
- 5 The development shall be carried out in accordance with the arboricultural impact assessment, method statement and tree protection plan by Trevor Heaps (dated 11th September 2023 referenced TH 4214) approved under discharge of condition application DC/23/95985.
Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.
- 6 Biodiversity enhancements including a bat and swift box shall be provided unless otherwise agreed in writing by The Local Planning Authority.
Reason: To achieve an overall biodiversity net-gain on site in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)
- 7 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2024), 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.

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>.
- Trees and shrubs are likely to contain nesting birds between 1st March and 31st August inclusive. Vegetation removal must be done outside of nesting bird season. If this is not possible, then the vegetation must be checked for nesting birds immediately before removal. If evidence of an active bird's nest is found, a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.
- 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 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-](https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf)

[03/WAG16%20Bats%20updated%202022%20WEB.pdf](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

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