

MRS RHEA LEWIS
PANDORA BERE
FARM LANE
NORTH BOARHUNT
FAREHAM
PO17 6JJ

Application	H/24/97236
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
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Wednesday 5 June 2024

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

Application No. H/24/97236

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 16 April 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Demolition of existing conservatory and construction of new single storey side and rear extension. Amendment to planning permission H/23/95887
Site:	1 MANOR FARM COTTAGE, ALLINGTON LANE, WEST END, SOUTHAMPTON, SO50 7DE

Subject to due compliance with the following conditions:

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

040 PD101F - Location Plan and Site Plan
040 PD110A - Existing Floor Plans
040 PD111C - Existing Elevations Plan
040 PD120K - Proposed Floor Plans
040 PD121K - Proposed Elevations 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 in the Material Section of the application form and the approved drawings.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

Note to Applicant: In the unlikely event that bats or signs of bats are found during construction, all work must stop and Natural England must be called. Further information is available from the Bat Conservation Trust website <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: 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes