

MR MIKE WORTHINGTON
29 CARLTON CRESCENT
SOUTHAMPTON
SO15 2EW

Application	H/24/97262
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 19 June 2024

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

Application No. H/24/97262

In pursuance of their powers under the above Act and in accordance with your application received on Friday 26 April 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Single storey rear and side extension, hip to gable loft conversion to include roof lights to front and rear and Juliette balcony to front elevation and alterations to fenestration and external materials
Site:	43 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF

Subject to due compliance with the following conditions:

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

101 - Location Plan
102 - Existing and Proposed Plans (For Drainage)
103 - Existing Floor Plan
104 - Existing Roof Plan
105 - Existing Elevations
106 - Proposed First Floor Plan
107 - Proposed Roof Plan
108 - Proposed Elevations

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 Materials Section of the application form and the approved drawings.

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

- 4 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 informed. 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>.

- 5 Note to Applicant: Biodiversity enhancements are 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: There are specific legislative requirements for the Highways Authority, Planning Authority, Developers and Landowners with respect to the PROW network. Where no changes are proposed to Public Rights of Way, the Planning Authority shall be aware of the following, and we request that the applicant is made aware of the following requirements through informatives where appropriate via this link

- 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