

MR STEVE WALKER
PARKERS DESIGN
3 THE PEAK
ROWLANDS CASTLE
UNITED KINGDOM
PO9 6AH

Application	H/24/96647
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
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Wednesday 26 June 2024

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

Application No. H/24/96647

In pursuance of their powers under the above Act and in accordance with your application received on Monday 15 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Enlarged dormers to both north and south elevations (Amended description and plans)
Site: 38 YARDLEY ROAD, HEDGE END, SOUTHAMPTON, SO30 0HQ

Subject to due compliance with the following conditions:

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

P0 - Location and Block Plan
P1 - Existing Ground Floor Plan
P10 - Existing and Proposed Ground Floor Plan
P2 - Proposed Ground Floor Plan
P3 - Existing and Proposed First Floor Plan
P3b - Existing and Proposed Roof Plan
P4 - Existing and Proposed Elevations - Front and Rear
P5 - Existing and Proposed Elevation - Right Side
P6 - Existing and Proposed Elevations - Left Side
P7 - Existing and Proposed 3D View 1

P8 - Existing and Proposed 3D View 2

P9 - Existing and Proposed 3D View 3

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

- 2 Notwithstanding the approved plans, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 3 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.

- 4 The first floor windows on the northern elevation serving the bathroom and dressing room area [as marked on the approved plan] shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the window is positioned at least 1.7 metres above the floor of the room in which it is installed.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 5 The first floor window on the southern elevation serving the master bedroom [as marked on the approved plan] shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the window is positioned at least 1.7 metres above the floor of the room in which it is installed.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 6 The development hereby permitted shall be implemented in full with the recommendations outlined in the Bat Emergence and Re-Entry Surveys Report (June 2024). This will include the installation of a single bat box and a precautionary working approach.

Reason: To protect wildlife species

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: There is no time limit given on the report, but if work has not been started within 12 months, an update survey will be required because bats are highly mobile creatures that switch roosts regularly and therefore, the usage of a site by bats can change over a short period of time.

- 9 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