

MR MATTHEW TATE
THE DESIGN LOFT
SILVER BIRCHES
ALLINGTON LANE
WEST END
SOUTHAMPTON
SO30 3HQ

Application	H/24/97393
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
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Friday 6 September 2024

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

Application No. H/24/97393

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 23 May 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	2 storey and single storey side/rear extension, front porch and replacement garage with home Gym
Site:	30 TELEGRAPH ROAD, WEST END, SOUTHAMPTON, SO30 3EX

Subject to due compliance with the following conditions:

- 1 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.
- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 3161/03_01_A (Existing plans and elevations); and 3161/03_02_C (Proposed plans and elevations).

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

- 3 No development shall start on site until a Construction Environmental Management Plan (CEMP), covering precautionary working methods for protected species, has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following provisions:
- Any excavations and pipes must be covered at night or provided with a small animal escape ramp such as a rough slanted board;
 - If any reptiles or amphibians are found on site they must not be handled but be allowed to move to a place of safety where they will not be disturbed;
 - All building materials must be stored on hard standing or on pallets
 - All waste and any chemicals or fuel must be stored securely.

Reason: To ensure that protected species would not be harmed during construction works, in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 4 The two first floor windows on the north-east side elevation of the proposed extension / house, and the two windows on the north-west rear elevation of the proposed outbuilding (as shown on Plan ref. 3161/03_02_C), shall be glazed with obscure glass to Pilkington level 3 or equivalent with no more than a top opening toplight.

Reason: To protect the privacy of the neighbouring residents, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 5 Prior to any development above foundation / slab level, full details of the type and colour of materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 6 The development hereby permitted shall be carried out in accordance with the lighting and biodiversity enhancement recommendations set out in the Preliminary Bat Roost Assessment Report (Hampshire Ecological Services Ltd, August 2024), unless alternative details are

first agreed in writing by the Local Planning Authority.

Reason: To secure biodiversity enhancements in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

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: I've found a bat during works - I'm working on a building with bats - Bat Conservation Trust

Note to applicant: In accordance with paragraph 38 of the National Planning Policy Framework (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