

MR STEVEN BARLOW
THE STEVEN BARLOW PARTNERSHIP
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Application	H/24/97747
Please ask for	Alexandra Stone
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Monday 9 September 2024

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

Application No. H/24/97747

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

Description:	Erection of two storey and single storey rear extensions with alterations to the fenestration
Site:	HINDON, 44 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2AA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 0775-01 004 03 12-07-24, 0775-01 002 03 12-07-24, Location Plan, 0775-01 004 01 17-09-23, 0775-01 002 02 10-10-23, 0775-01 005 01 17-09-23, 0775-01.001.01, 0775-01.006.01 and 0775-01.003.01

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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The development must accord with the arboricultural report reference MB231019-01. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

- 5 The submitted and approved Ecological Impact Assessment (EcIA) by Ecosupport (November 2023) and Bat Survey Report by Daniel Ahern Ecology (June 2024) shall both be adhered to in full. This includes the avoidance of impact to nesting birds in section 6.4 of the EcIA and the recommendations in section 4.2 of the bat survey.

Reason: To ensure a biodiversity enhancement, the protection of habitats and protected species, in accordance in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)

- 6 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