

MR NIK KEATLEY
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7 HEDLEY GARDENS
HEDGE END
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SO30 2WT

Application	H/24/97953
Please ask for	David Huckfield
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Friday 13 September 2024

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

Application No. H/24/97953

In pursuance of their powers under the above Act and in accordance with your application received on Monday 5 August 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	First floor side extension supported on brick corner pier
Site:	38 GILES CLOSE, HEDGE END, SOUTHAMPTON, SO30 2TH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2024.07.01/PL01, 2024.07.01/PL02, 2024.07.01/PL03 Revision A.

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 With the exception of the flat roof element of the proposed extension, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match as closely as possible in type, colour and texture to those used on the existing dwellinghouse.

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

- 4 No excavation, demolition or development related works shall take place on site until a scaled and referenced Tree Protection Plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), has been submitted to and approved in writing by the Local Planning Authority (LPA). The approved tree protection plan must be adhered to in full 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 No excavation, demolition or development related works shall take place on site until a Tree Planting Plan and Planting Method Statement, as per British Standard 8545:2014, detailing 1no. replacement tree, have been submitted to and approved in writing by the Local Planning Authority (LPA). The approved documents must be adhered to in full and may only be modified subject to written agreement from the LPA. Tree planting must take place as soon as possible after completion of the proposed development and no later than the end of the following planting season. for a period of no less than 10 years after planting, trees which are removed, die or become seriously damaged shall be replaced as soon as reasonably practicable with others of the same species, size and number as originally approved.

Reason: To maintain and enhance local tree canopy cover.

- 6 Prior to the development hereby approved being brought into use, a minimum of one bat or bird box / brick shall be installed on the building.

Reason: To secure a net gain for biodiversity.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework, 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.

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: The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west (further details are available at: <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box>). Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight (further information is available at: <https://www.swift-conservation.org/Nestboxes&Attraction.htm>).

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