

MR JOSHUA CLARKE
SUITE K ANCHOR HOUSE
SCHOOL LANE CHAND...
HAMPSHIRE
SO53 4DY

Application	H/24/97921
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Tuesday 17 September 2024

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

Application No. H/24/97921

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 31 July 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Raising of the roof and eaves level to form a first-floor extension and habitable rooms to a loft space, to include an internal annexe to the ground floor.

Site: CORONA, 37 UPPER NORTHAM ROAD, HEDGE END, SOUTHAMPTON, SO30 4EA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 900 Rev A, 901, 902, 903, D00 Rev B, D01 Rev A, D02 Rev A, D03 Rev B, D04 Rev A and D05 Rev 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 The materials to be used must match as closely as possible, in type, colour and texture those listed in the materials schedule plan (D05 Rev A).

Reason: To ensure a satisfactory visual relationship of the new development to 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), is submitted and approved by the 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 Prior to commencement of development, a precautionary working method covering building material storage, waste management, small animals and breeding/nesting birds shall be submitted to and approved in writing by the Local Planning Authority. This working method shall then be adhered to in full.

Reason: To ensure protection of species during construction and in accordance with policy DM11 from the Eastleigh Borough Local Plan (2016-2036)

- 6 Biodiversity enhancements of a bat brick and a swift nest box/brick shall be installed prior to the first occupation of the development hereby approved, and shall be retained for the lifetime of the development. 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. 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.

Reason: To ensure a biodiversity enhancement is achieved, in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036).

- 7 The first floor windows on the east elevation [as marked on the approved plans D03 Rev B and D04 Rev A] shall be obscure glazed to Pilkingtons level 3 or equivalent from at least 1.7 metres down, measured from the floor of the room in which they are installed. Once installed the windows shall be permanently maintained in that condition.

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

- 8 The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation.

Reason: The property is not suitable for sub-division into two separate dwellings.

Note to Applicant: In the 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: 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes