

MRS LOUISE CUTTS
MEADOWSWEET COTTAGE
MORLEYS LANE
AMPFIELD
ROMSEY
SO51 9BJ

Application	F/24/97946
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

Monday 30 September 2024

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

Application No. F/24/97946

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 8 August 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Formation of one additional bedroom and wet room within existing building, rear extension to provide additional cold store area, and rear extension to enlarge existing communal dining room / lounge area
Site:	HOLLYBANK, 41 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2EB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 10357/02, 10357/03, 2023.01.07_PL01 Rev A, 2023.01.07_PL02 Rev A, and 2023.01.07_PL03 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 to those noted in the approved proposed elevation plan (2023.01.07/PL02 Rev A).

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The development hereby permitted shall not be brought into use until the car parking has been constructed, surfaced and marked out, and the underpass vehicular gates moved, in accordance with the approved plan (2023.01.07_PL03 Rev A). The approved parking areas shall not thereafter be used for any purpose other than the turning, parking, loading and unloading of vehicles.

Reason: To make provision for off street parking for the purpose of highway safety.

- 5 Biodiversity enhancements shall be provided on site prior to the first use of the development hereby approved, in the form of a bat brick/box and a swift brick/box, and shall be retained thereafter. 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 provided for the site, in accordance with policy DM11 of the Eastleigh Borough Local Plan (2016-2036)

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>

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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, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes