

MR PAUL BLAY
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Application	H/24/97488
Please ask for	Claire Campbell-Best
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Tuesday 1 October 2024

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

Application No. H/24/97488

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 28 May 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey rear extension and alterations to existing fenestration

Site: 34 BISHOPSTOKE ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6LB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 03143 Rev A - Existing Floor and Roof Plan
 - 03144 Rev A - Existing Elevations
 - 03145 Rev A - Existing Renders
 - 03146 Rev A - Proposed Floor Plan, Roof and Section Plan
 - 03147 Rev A - Proposed Elevations
 - 03148 Rev A - Proposed Renders
 - 03149 Rev A - Site Plan
 - Location Plan

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 Section of the application form and the approved drawings.

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

- 4 The development hereby permitted shall be implemented in full with the recommended enhancements outlined in Section 6 of the LHB Ecology Preliminary Ecological Appraisal (August 2024). This will include the installation of a swift box/brick to the northern elevation of the main dwelling and a bat box to a mature tree within the site.

Reason: To protect wildlife species.

- 5 No development, including demolition shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details and mitigation relating to:
- a. Safe storage/use of fuel and careful refuelling procedures;
 - b. Safe storage/use of solvents, cements. Adhesives, grout and concrete;
 - c. Sufficient spill kits available on site;
 - d. Strict adherence to COSHH procedure;
 - e. Minimising the escape of dust and mud;
 - f. Prevention of water pollution through run off via the use of gully guards, straw bales, gravel traps, silt fencing, etc;
 - g. Emergency protocol should a major pollution incident occur.
 - h. A waste disposal plan and provision for covered storage to prevent construction waste and windblown soil and dust entering from the River Itchen SAC;
 - i. An annotated site plan must be included to show the locations of materials storage areas and water pollution prevention features;
 - j. Vegetation clearance in the vicinity of the building site, vegetation clearance using a sensitive destructive search under ecological supervision; and
 - k. A precautionary working method to protect bats, swifts, amphibians, otters and water voles. Any excavations must be covered at night or provided with a small animal escape ramp and all chemicals and wastes to be stored securely and disposed of correctly.

Construction work shall only take place in accordance with the approved CEMP.

Reason: To protect wildlife species, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 6 Prior to commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Reason: To ensure the protection of public sewers.

Note to Applicant: Vegetation affected by the proposal (and any building demolition) must be cleared outside of nesting bird season (which is usually March-August inclusive). If this is not possible, a suitably qualified ecologist must check for nesting birds no more than 24 hours before vegetation clearance.

Note to Applicant: If evidence of an active bird's nest is found during construction, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

Note to Applicant: In the highly unlikely event that a dormouse or evidence of dormouse is identified, works must cease, and advice must be sought from a suitably qualified ecologist

Note to applicant: The conditions and application associated with the build-over of a public sewer are available at Southern Water's Get Connected Service: Home (southernwater.co.uk)

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: Home (southernwater.co.uk).

Please refer to Southern Water's consultation response for further advice.

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