

MATTHEW HAMMOND
AUSTIN DESIGN PARTNERSHIP
SANDRINGHAM ROAD
SOUTHAMPTON
SO18

Application	H/24/97219
Please ask for	Claire Campbell-Best
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Thursday 3 October 2024

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

Application No. H/24/97219

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 18 April 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Two storey rear extension following demolition of the existing conservatory and utility room, covered front porch and alterations to fenestration
Site:	MICHANN, ALBERT ROAD, HEDGE END, SOUTHAMPTON, SO30 0DJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - ADP/2402/P/00 Rev B - Location and Block Layout Plan
 - ADP/2402/P/01 Rev A - Existing Floor Plans
 - ADP/2402/P/02 Rev A - Existing Elevation Plans
 - ADP/2402/P/03 Rev B - Proposed Floor Plans
 - ADP/2402/P/04 Rev C - Proposed Elevation Plans
 -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 Notwithstanding the approved plans, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 The bat box to the eastern elevation and bird box to the northern elevation as indicated on the approved drawing APD/2402/P/04 Rev C should be incorporated into the proposed extension.

Reason: To provide biodiversity enhancements and for the protection of wildlife species.

Note to Applicant: All works should proceed under a precautionary approach. Tiles and roof panels will be removed in a vertical rather than horizontal sliding motion. Roof timbers, leadwork, roofing felt, soffits and masonry will be dismantled using a 'soft' approach taking care with cavity walls where present. All site workers must always be vigilant for bats or signs of bats and in the unlikely event that a bat is found, then works must stop immediately and advice should be sought from a suitably qualified ecologist and from Natural England. 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-work>

Note to Applicant: Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August) or if this is not possible then only after being checked for nesting birds by a suitably qualified ecologist. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Note to Applicant: Any excavations or open pipes will need to be covered at night or provided with an escape ramp (rough board at a shallow angle) to allow hedgehogs to escape if they fall in.

Note to Applicant: All chemicals and hazardous materials must be stored safely in lockable cabinets to prevent them from being accessed by hedgehogs. Waste must be kept in locked containers or removed from site daily. No fires can be lit on site.

Note to Applicant: Any long grass, piles of vegetation, dead wood, fallen leaves, or building materials which could shelter small mammals must be dismantled/cleared by hand to ensure that no animals become trapped.

Note to Applicant: If hedgehogs are found on site, they must be allowed to move away to safety. If any hedgehogs appear to be in distress, a hedgehog rescue worker should be contacted. Information is available on the website of the British Hedgehog Preservation society at <https://www.britishhedgehogs.org.uk/found-a-hedgehog/>.

Note to Applicant: Any stag beetles or stag beetle larvae must be moved to a place of safety along with any decaying wood they were living in.

Note to Applicant: Planting additional flowering plants in the garden will attract pollinating insects which are also food for bats and birds.

13

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