

MR RUSS SHEARWOOD
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Application	H/24/97983
Please ask for	Rachael Morris
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Tuesday 22 October 2024

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

Application No. H/24/97983

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 14 August 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Conversion of garage to habitable accommodation and a single storey rear extension
Site:	1 HIGHWOOD AVENUE, NORTH STONEHAM PARK, EASTLEIGH, SO50 9QY

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 24/683/02, 24/683/03.A, 24/683/04.C and 3151-001_REV A_BOUND 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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 4 A biodiversity enhancement shall be installed prior to the first use of the development hereby permitted. This shall include a bat brick/box and a swift nest box. 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 in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)
- 5 The development hereby permitted shall not be brought into use until a minimum of 3 no car parking spaces have been provided within the curtilage of the site, as demonstrated on plan '24/683/04.C' and thereafter maintained and kept available.

Reason: To ensure the adequate provision of onsite parking for the purpose of highway safety.
- 6 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