

MR RANJEET SHAHI
RS STUDIO
DIRECTOR GENERAL'S HOUSE
15 ROCKSTONE PLACE
SOUTHAMPTON
SO15 2EP

Application	H/24/98093
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
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Tuesday 29 October 2024

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

Application No. H/24/98093

In pursuance of their powers under the above Act and in accordance with your application received on Friday 6 September 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of single storey rear extension with an overhanging roof following removal of existing conservatory.
Site:	5 PARKWOOD CLOSE, HEDGE END, SOUTHAMPTON, SO30 2FJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 1759-P-01-A - Existing Floor and Roof Plans, Elevations, Location and Site Plans
 - 1759-P-02-B - Proposed Floor and Roof Plans, Elevations and Site 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.

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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.

Note to Applicant: There is a record of bats near this property. In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. 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: There are opportunities for the site to be enhanced to benefit wildlife. The building may be suitable for a bat or bird box and a small tree should be planted as a replacement in another part of the garden. This should be a tree which produces flowers for pollinators and fruit and seeds for birds or other wildlife. Suitable species can be found on the RHS website listed the Ecologist's response to the application. Further information about bat boxes can be found via the following link: [Home - Bat Conservation Trust \(bats.org.uk\)](https://www.bats.org.uk). Links to further advice are set out in the Ecologist's response to the application.

Note to Applicant: There is a small Japanese maple which would be affected by the proposal. If it is to be removed, this must be done outside of bird nesting season which is usually between the end of February through August, to avoid the possibility of disturbing nesting birds. If this is not possible, a suitably qualified ecologist must check for nesting birds no more than 48 hours before vegetation clearance.

Note to Applicant: If evidence of an active bird's nest is found before or during the works, 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: 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 animals such as 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.

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: You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier(s) where the building owner intends to carry out work which involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at www.communities.gov.uk.

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