

OLIVER FARR
21 MIDDLE ROAD
SOUTHAMPTON
SO31 7GH

Application	H/24/98092
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
Working hours	Mon to Fri 8:30am to 5pm
Email	claire.campbell-best@eastleigh.gov.uk

Thursday 7 November 2024

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

Application No. H/24/98092

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 10 September 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey side/rear extension and loft conversion to include a rear dormer window (Amended description and plans).
Site: 132 NUTBEEM ROAD, EASTLEIGH, SO50 5JT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Existing Block Plan
 - Location Plan
 - Existing Elevations, Floor and Roof Plans - PG.9116-24-01 Rev B
 - Proposed Elevations, Floor and Roof Plans - PG.9116-24-02 Rev K
 - Proposed Block 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 ecological enhancements outlined in Appendix 4 and 5 of the Preliminary Roost Assessment by Chase Ecological Consultancy (October 2024). This will include a bat box/brick and shall be installed as recommended in the report.

Reason: To protect wildlife species

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 additional planting could be provided to attract birds and pollinating insects. 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: 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: 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.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and

Building, Building Control, then select 'Considerate Builders Advice Note'.

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