

KEITH CRESDEE
BOTH CREATIVE PARTNERSHIP
51 DORE AVENUE
PORTCHESTER
FAREHAM
PO16 8BZ

Application	H/22/94210
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

Wednesday 20 November 2024

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

Application No. H/22/94210

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 24 November 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey side extension

Site: 30 THISTLE ROAD, HEDGE END, SOUTHAMPTON, SO30 0TT

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Existing and Proposed Elevations and Floor Plans - 21112022 1A3
 - Block 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 ecological enhancements outlined in the Preliminary Ecological Appraisal by CC Ecology (November 2024). This will include the installation of bird boxes on the approved extension and the planting of native plants to create a wildlife garden.

Reason: To protect wildlife species and provide biodiversity enhancements to the site.

- 5 The development hereby permitted shall follow a precautionary working method which shall include:
- Any excavations must be covered at night of fitted with a small mammal escape ramp.
 - No fires can be lit on site.
 - Any piles of materials must be kept on hard standing or on pallets.
 - If any hedgehogs or dormice are found on site they must not be handled but be allowed to move away to a place of safety on their own.

Reason: To protect wildlife species.

Note to Applicant: 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: If building work or vegetation clearance is taking place within the breeding bird season (March through August inclusive), the buildings and vegetation (including the scrub vegetation outside the southwestern boundary of the site immediately adjacent to the construction zone) must be checked by a suitably qualified ecologist for the presence of nesting birds just prior to the start of works. Any active bird's nest found prior to or during the construction period must remain undisturbed, with a suitable 5 m buffer, until after the young have fledged and left the nest.

Note to Applicant: The applicant is advised to contact Building Control with regards to the adequacy of the soakaways to dispose of surface water from the proposed development.

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: 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