

STEPHEN DOWNTON
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TOTTON
SOUTHAMPTON
SO40 8TN

Application	H/24/98254
Please ask for	Claire Campbell-Best
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Wednesday 4 December 2024

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

Application No. H/24/98254

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 1 October 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Two storey rear extension with dormers and roof lights, single storey front extension including porch and external cladding (Resubmission of H/24/97790) (Amended Plans).
Site: THE MOUNT, WILLOW GROVE, FAIR OAK, EASTLEIGH, SO50 7BJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Existing Floor and Roof Plans - 001
 - Existing Elevation Plans - 002
 - Proposed Floor and Roof Plans - 005H
 - Proposed Elevation Plans - 006F
 - Block Plan
 - Location PlanReason: 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 first floor dormer windows on the north and southern elevation shall be obscure glazed to Pilkingtons level 3 or equivalent and be top opening only, unless the window is positioned at least 1.7 metres above the floor of the room in which it is installed. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 5 The development hereby permitted shall be implemented in full with the recommended biodiversity enhancements outlined in Section 7 of the ROAVR - Full Preliminary Appraisal - September 2024. This will include the installation of two bird boxes, an invertebrate box and the planting of pollinating plants.

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

Note to Applicant: It is recommended that a precautionary working method should be followed during construction works. It should include the following:

- All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.
- Any excavations must be covered at night or be fitted with a small animal escape ramp
- No fires can be lit on site.
- Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife.
- Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.
- Any vegetation which needs 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: 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: 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