

MR MICHAEL KELLY
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SOUTHAMPTON ROAD
PORTSMOUTH
PO6 4PY

Application	H/24/97974
Please ask for	Claire Campbell-Best
Direct dial	023 8068 8117
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Tuesday 17 December 2024

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

Application No. H/24/97974

In pursuance of their powers under the above Act and in accordance with your application received on Monday 12 August 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Two storey side/rear extension, single storey rear extension with external alterations with new vehicular access and creation of hardstanding to front to provide off-street parking (Resubmission application) (AMENDED DESCRIPTION)
Site:	44 QUEENS VIEW, NETLEY ABBEY, SOUTHAMPTON, SO31 5EA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - 17/001/100 Rev P1 - Existing and Proposed Plans and Elevations
 - 17/001/102 Rev P1 - Location Plan
 - 17/001/103 Rev P2 - Site Plan with Parking 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 extensions hereby permitted shall not be occupied until the approved parking and works to the access, including the footway and/or verge crossing have been constructed in accordance with the approved plans.

Reason: To provide satisfactory access and parking in the interests of highway safety.

- 5 The 3no. parking provisions shown on plan referenced 17/001/103 Rev P2 shall be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory street parking provisions and in the interests of highway safety.

- 6 The bat box to the southern elevation and bird box to the eastern elevation as indicated on approved plan 17/001/100 Rev P4 shall be incorporated into the proposed extension.

Reason: To provide biodiversity enhancements and for the protection of wildlife species.

- 7 The development hereby permitted shall follow a precautionary working method which shall include:
- Any excavations to be covered overnight, or a ramp to be installed to enable trapped animals to escape.
 - The use of night-time lighting shall be avoided, or sensitive lighting will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
 - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

Reason: To protect wildlife species.

Note to Applicant: Subsequent to any permission that may be forthcoming from EBC as Local Planning Authority, a further permission will be required from HCC as Local Highway Authority to actually undertake the drop kerb works. Details of this process can be found via the following link –
<https://www.hants.gov.uk/transport/parking/droppedkerbs>

Note to Applicant: There is a nearby lamp column that will be in close proximity to the approved dropped kerb, it is recommended the applicant investigates

repositioning the lamp column to a more appropriate location in the interests of highway safety.

Note to Applicant: At no time should a vehicle be parked in a manner on the front driveway so that it overhangs onto the highway.

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 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 work has not commenced after 12 months of the date of the bat report, an update walkover survey will be required.

Note to Applicant: Additional flowering plants should be planted to provide resources for pollinators and to attract food for bats and birds.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2024), 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes