

MR ISMAEL KIYANI
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BIRMINGHAM
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Application	F/24/97962
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
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Monday 23 December 2024

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

Application No. F/24/97962

In pursuance of their powers under the above Act and in accordance with your application received on Friday 13 September 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Proposed conversion of dwellinghouse to 2.no 1-bedroom flats.
Site:	4 NUTBEEM ROAD, EASTLEIGH, SO50 5JQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 2017-10-F, 2017-100-D, 2017-101-D, and 2017-200-D

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 development hereby approved shall not be occupied until a landscaping scheme has been submitted to and approved in writing

by the Local Planning Authority. The scheme shall cover all hard & soft landscaping and shall provide details of timings for all landscaping and any future maintenance, in broad accordance with plan 2017-10-F. The works shall be carried out in accordance with the approved plans within the first year of use and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 4 The development hereby approved shall not be occupied until details for the on-site provision of bin & cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority; and has then been constructed in accordance with the approved details and thereafter retained and kept available.

Reason: To ensure the adequate provision of on site facilities.

- 5 The development hereby permitted shall not be occupied until a minimum of 1.no car parking space have been provided within the curtilage of the site and thereafter maintained and kept available, as demonstrated on plan 2017-10-F.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

- 6 A biodiversity enhancement in the form of a swift nest box shall be erected prior to first use of the development hereby approved, and thereafter retained. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.

Reason: To ensure a biodiversity enhancement, in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)

Note to applicant: In the event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. 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: It is requested that the building works are carried out considerably 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, by following the links to Planning and building, Building Control and select 'Considerate Builders Advice Note'.

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Note to Applicant: In accordance with paragraph 39 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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes