

OLIVER FARR
21 MIDDLE ROAD PARK GATE
SOUTHAMPTON
SO31 7GH

Application	F/24/98493
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Thursday 9 January 2025

Application No. F/24/98493

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 14 November 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change of use from dwellinghouse (Class C3) to a six bed house in multiple occupation (Class C4), to include construction of two storey side/rear extension and rear facing dormer.
Site:	132 NUTBEEM ROAD, EASTLEIGH, SO50 5JT

Subject to due compliance with the following conditions:

- The development hereby permitted shall be implemented in accordance with the following plans numbered: Location, Site 01, PG.9116.24.01RevA & PG.9116.24.02RevN

Reason: For the avoidance of doubt and in the interests of proper planning.
- 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 in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing property.

Reason: To ensure a satisfactory visual relationship between the new development and 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

- 5 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.

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). 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: 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'.

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